

PB# 06-20

NW Business Park

4-2-16.4

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 10-17-2006

06-20 New Windsor Business Pk.
Rt. 300 (Dewey St) (Addition)
(4-2-16.4)

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#780-2006

09/26/2006

NW Business Park

Received \$ 125.00 for Planning Board Fees, on 09/26/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 06-20

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		CHG	0.00		
05/19/2006	REC. CK. #8192	PAID		750.00	
05/19/2006	P.B. ATTY. FEE	CHG	35.00		
05/19/2006	P.B. MINUTES	CHG	49.00		
06/28/2006	P.B. ATTY. FEE	CHG	35.00		
06/28/2006	P.B. MINUTES	CHG	35.00		
09/20/2006	P.B. ENGINEER FEE	CHG	851.00		
09/26/2006	REC. CK. #8515	PAID		255.00	
		TOTAL:	1005.00	1005.00	0.00

Handwritten signature
9/26/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2006	2% INSPECT FEE OF 166407.	CHG	3328.16		
09/26/2006	REC. CK. #8516	PAID		3328.16	
		TOTAL:	3328.16	3328.16	0.00


9/26/06

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268
APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/17/2006	PLANS STAMPED	APPROVED
05/28/2006	P.B. APPEARANCE	APPR SUB TO MARK
	. APPROVED SUBJECT TO	MARK'S COMMENTS OF 6/28/06 AND LOTS TO
	. BE COMBINED	
05/24/2006	P.B. APPEARANCE	LA:ND WVE PH OCP DOT
	. SEND TO OC PLANNING; SEND TO D.O.T.; NEED SWPPP; MAKE INTO	
	. TWO SEPARATE APPLICATIONS (ONE FOR LL CHG & ONE FOR SITE	
	. PLAN)	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268
APPLICANT: NEW WINDSOR BUSINESS PARK

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/19/2006	EAF SUBMITTED	05/19/2006	WITH APPLIC
ORIG	05/19/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/19/2006	LEAD AGENCY DECLARED	05/24/2006	TOOK LA
ORIG	05/19/2006	DECLARATION (POS/NEG)	05/24/2006	DECL NEG DEC
ORIG	05/19/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/19/2006	PUBLIC HEARING HELD	/ /	
ORIG	05/19/2006	WAIVE PUBLIC HEARING	05/24/2006	WAIVED PH
ORIG	05/19/2006	FINAL PUBLIC HEARING	/ /	
ORIG	05/19/2006	PRELIMINARY APPROVAL	/ /	
ORIG	05/19/2006	LEAD AGENCY LETTER SENT	/ /	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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☐ Regional Office
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(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-3

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 16 March 2005 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: YES RESUB. REQ'D: fill off later

PROJECT NAME: New York Life - Phase 3.

REPRESENTATIVES PRESENT: Sh.

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	_____
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

- addutor & left side
- need 1/10 for pk, now
- seal coat.
- will need 4c change.
- look at total new pk

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date _____

PROJECT TYPE

SITE PLAN AM

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

100-8

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 3 May 2006 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full

PROJECT NAME: Nw Bus Plc 9/1 Am (NY Life)

REPRESENTATIVES PRESENT: Jan A - Kathy D

MUNICIPAL REPS PRESENT:

BLDG INSP. _____
ENGINEER X
P/B CHMN _____

FIRE INSP. _____
PLANNER _____
OTHER _____

ITEMS DISCUSSED: S/P Am + 4c chg.

+ 50' 40' SE add'n 7 pk.
+ 2 app's. (S/P Am + 4c)
#

look, straight forward
CLA - SEJC not supplied

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)
LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT TYPE

SITE PLAN Am

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: _____ Y X N

Ready For Meeting X Y _____ N

Recommended Mtg Date next avail



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CONSULTING ENGINEERS P.C.

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Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

100-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 3 May 2006 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: App

PROJECT NAME: N/W B. Pl. (new S/P)

REPRESENTATIVES PRESENT: Katya Bennett + Jim M.

MUNICIPAL REPS PRESENT: BLDG INSP. _____ FIRE INSP. _____
ENGINEER X PLANNER _____
P/B CHMN _____ OTHER _____

ITEMS DISCUSSED: STND CHECKLIST: PROJECT

- Mr. GAG - JM says they don't
have to treat - more
T/M stormwater or
old S/P's
- Get new plan & report
avail & set up PM
by BMM

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date not avail

TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2006	APPROVAL FEE	CHG	125.00		
09/26/2006	REC. CK. #8514	PAID		125.00	
			-----	-----	-----
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 20, 2006

Dewkett Engineering, P.C.
187 E. Market Street - Suite 101
Rhinebeck, NY 12572

ATTN: KATHY DEWKETT, P.E.

SUBJECT: NEW WINDSOR BUSINESS PARK (06-20) SITE PLAN

Dear Kathy:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – Amount over escrow posted.....	\$	255.00
Check #3 – 2% Inspection fee.....	\$	3,328.16

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2006	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268
APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
05/19/2006	REC. CK. #8192	PAID		750.00	
05/19/2006	P.B. ATTY. FEE	CHG	35.00		
05/19/2006	P.B. MINUTES	CHG	49.00		
06/28/2006	P.B. ATTY. FEE	CHG	35.00		
06/28/2006	P.B. MINUTES	CHG	35.00		
09/20/2006	P.B. ENGINEER FEE	CHG	851.00		
		TOTAL:	1005.00	750.00	255.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268
APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2006	2% INSPECT FEE OF 166407.	CHG	3328.16		
			-----	-----	-----
		TOTAL:	3328.16	0.00	3328.16

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 6- 20

FOR WORK DONE PRIOR TO: 09/14/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
6-20	304699	05/03/06	TIME	MJE	WS NW BUS PK S/P AM	115.00	0.40	46.00			
6-20	306395	05/18/06	TIME	MJE	MC NW BUS PK/ERM	115.00	0.30	34.50			
6-20	308536	05/22/06	TIME	MJE	MR NW BUS PK S/P AM	115.00	0.80	92.00			
6-20	308542	05/23/06	TIME	MJE	PM MTG GACHMM: COMMENTS	115.00	0.30	34.50			
6-20	308547	05/23/06	TIME	MJE	AA OCDP REFERRAL	115.00	0.40	46.00			
6-20	309117	05/31/06	TIME	MJE	AA NW BUS PK DOT REF	115.00	0.40	46.00			
6-20	311112	06/13/06	TIME	MJE	MC DENKETT DISC NY LIFE	115.00	0.30	34.50			
6-20	311114	06/13/06	TIME	MJE	MC FI OFF: NY LIFE S/P	115.00	0.30	34.50			
6-20	311115	06/14/06	TIME	MJE	MC BIDETTI: NY LIFE	115.00	0.30	34.50			
6-20	311121	06/14/06	TIME	MJE	PM MTG: NY LIFE ISSUES	115.00	0.30	34.50			
6-20	312102	06/21/06	TIME	MJE	WS NY LIFE S/P W/FI	115.00	0.40	46.00			
6-20	312103	06/21/06	TIME	MJE	WS NY LIFE S/P TC/KD	115.00	0.40	46.00			
6-20	312118	06/25/06	TIME	MJE	MR NW BUS PK SITE PLAN	115.00	0.50	57.50			
6-20	313963	06/26/06	TIME	MJE	MR NW BUS PK SITE PLAN	115.00	0.80	92.00			
6-20	313964	06/26/06	TIME	MJE	MC TC/MM: NW BP	115.00	0.30	34.50			
6-20	312596	06/28/06	TIME	MJE	MM NWBP SP Cond Appl	115.00	0.10	11.50			
								724.50			
6-20	312949	06/27/06			BILL 06-1524					-529.00	
6-20	317343	07/27/06			BILJ. 06-1796					-195.50	
										-724.50	
6-20	321091	08/17/06	TIME	MJE	MC NW BUS PK TC/MM	115.00	0.30	34.50			
					TASK TOTAL			759.00		-724.50	34.50
									0.00		
					GRAND TOTAL			759.00		-724.50	34.50
									0.00		

9-14-06

MM

Plans OK for
stamping
FD conditions met.

WJF

DEWKETT ENGINEERING, P.C.
187 E. MARKET STREET, SUITE 101
RHINEBECK, NEW YORK 12572

JOB NAME: New Windsor Business Park Lot 16.4 Addition
DESCRIPTION: Bond Estimate
D.E. JOB NO.: 06007.000
FILE NAME: F:\2006\06007.000 - NWBP Lot 16.4 Addition\Calcs\Bond estimate.XLSJS
REVISED: July 21, 2006

Item Description	Unit	Quantity	Unit Price	Cost
Rough Grading for site and building	CY	1485	\$10.00	\$14,850.00
Top Course, 1-1/2" Asphalt	SY	2740	\$10.00	\$27,400.00
Base Course, 2-1/2" Asphalt	SY	2740	\$16.67	\$45,675.80
Subbase Course, 9"	CY	685	\$30.00	\$20,550.00
Concrete Curb	LF	550	\$21.00	\$11,550.00
Sidewalk	SF	685	\$6.00	\$4,110.00
Lighting - Pole Mounted Fixtures	EA	5	\$2,000.00	\$10,000.00
Lighting - Wall Mounted Fixtures	EA	5	\$400.00	\$2,000.00
Catch Basins, 4' avg depth	EA	6	\$1,100.00	\$6,600.00
15" HDPE pipe	LF	385	\$29.00	\$11,165.00
18" HDPE pipe	LF	74	\$30.00	\$2,220.00
Landscaping - Trees	EA	57	\$75.00	\$4,275.00
Landscaping - Shrubs	EA	9	\$50.00	\$450.00
Fire Hydrant	EA	1	\$2,500.00	\$2,500.00
Water Line	LF	42	\$50.00	\$2,100.00
Establish Turf	SY	962	\$1.00	\$962.00
Total				\$166,407.80

dk
8/21/06

Inspection Fee
\$3,328.16



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Writer's E-mail Address:
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 06-20

WORK SESSION DATE: 21 June 06 PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: — RESUB. REQ'D: —

PROJECT NAME: NW Bur Plk - N.Y. Life

REPRESENTATIVES PRESENT: TC - K. Newkett

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN —

FIRE INSP. BB
PLANNER —
OTHER —

ITEMS DISCUSSED:

Call in 2 spec each side of
drive near bldg.
cross hatched - FD training access
show Siamese w/
call out add'l system off center
new pk calc? or add 2
of 1/4" of bldg.
DOT? response

STND CHECKLIST:

DRAINAGE —

DUMPSTER —

SCREENING —

LIGHTING —

(Streetlights)

LANDSCAPING —

BLACKTOP —

ROADWAYS —

APPROVAL BOX —

PROJECT STATUS:

ZBA Referral: — Y — N

Ready For Meeting — Y — N

Recommended Mtg Date 6-28

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L.L. CHG.

SUBDIVISION

OTHER

NEW_WINDSOR_BUSINESS_PARK_SITE_PLAN_AMENDMENT_(06-20)

Ms. Kathy Dewkett appeared before the board for this proposal.

MS. DEWKETT: This is 6,106 square feet. We have accommodated a 30 foot aisle in the back and in the side, we did not, we followed the existing parking configuration along the front which was 25 feet at the time this building was approved.

MR. ARGENIO: Twenty-five feet was proposed at that time?

MS. DEWKETT: That's right, in order to, and Mark and I and the fire inspector worked out a compromise in that we're going to eliminate this parking place here and this parking place here to accommodate turning radius, better turning radius for the fire trucks.

MR. ARGENIO: For the benefit of the other members, I do have a memo here from Barney Bedetti acknowledging what Miss Dewkett just said. So that's good. Go ahead.

MS. DEWKETT: We did provide a fire hydrant in the front and that's on the revised plans.

MR. MINUTA: With regard to the turn radius that will be consistent throughout the lot?

MS. DEWKETT: We already had a 30 foot aisle here and 30 foot aisle here so it was only this portion right here that was only 25 and again it was to follow the same parking line as in the existing building.

MR. MINUTA: Thank you.

MR. ARGENIO: County responded, they tell us local determination, Myra has that letter here.

MR. GALLAGHER: Changing any curb cuts close to the road?

MS. DEWKETT: No, you'll be seeing the existing curb cut here, this is also an existing curb cut here but we're not, there's a piece of curb that comes around and we're going to be removing that but not within the DOT's right-of-way.

MR. MINUTA: There's an opportunity for some landscaping on the radius.

MS. DEWKETT: Well, since we're removing them to accommodate the fire trucks, I'm not sure that would be appropriate.

MR. MINUTA: Well, we're providing a radius for the fire trucks to go through so there will be a remainder of those spaces left.

MS. DEWKETT: Of the one space.

MR. MINUTA: Correct.

MS. DEWKETT: We might be able to put in something that wouldn't--

MR. BABCOCK: It's 4 1/2 foot.

MR. EDSALL: It's questionable only because he's looking to develop with the trailing wheel on the aerial turning radius and that trailing wheel gets kind of tight so you'd be left with probably 5 x 5 foot at the most which isn't much.

MR. MINUTA: Thank you.

MR. ARGENIO: Kathy, can you show us the landscape plan here or is that the landscaping on the site plan?

MS. DEWKETT: The landscaping is on the site plan.

MR. ARGENIO: You are running it with some type of trees, what are the trees, bushes, what are they?

MS. DEWKETT: Let me look at the plan.

MR. ARGENIO: White pines, okay, that's nice. You see that, Joe, they've got white pines around the whole thing.

MS. DEWKETT: Yes.

MR. ARGENIO: Mark, why does comment number 5 is that conditional final site plan approval?

MR. BABCOCK: Cause there's conditions, the bullets under number 5.

MR. ARGENIO: There's no Department of Health or anything like that.

MR. EDSALL: No.

MR. BABCOCK: Just his bullets.

MR. EDSALL: Yeah.

MR. BABCOCK: I would like to say one thing, Mr. Miller, this is Mr. Miller, he's the one that's got the IRS building and all the other buildings right here on this thing, the landscaping usually on his buildings is very nice, he does a very nice job.

MR. ARGENIO: Joe, did you have anything else?

MR. MINUTA: Let's see here, the building itself is going to be in kind with the existing aesthetic of the buildings?

MS. DEWKETT: Yes, we're providing a courtyard in the center too so--

MR. MINUTA: Light poles, lamps, they'll also be in kind?

MS. DEWKETT: Yes.

MR. MINUTA: Do we have any fall-out onto the property that will be intrusive, Mark?

MR. EDSALL: No, I don't know that we went that far, we can probably check.

MR. BABCOCK: Actually happens to be his property too which he's talking about developing.

MR. EDSALL: And to be honest with you, my expectation is that because it's an existing site whatever they put in is going to match what's there and we reviewed that and had no problems with it, so it could be a condition that they have to match the existing lighting which I'm sure that's what he's going to do.

MS. DEWKETT: That's what we show, the details that we show.

MR. MINUTA: Thank you.

MR. ARGENIO: Danny?

MR. GALLAGHER: I have nothing else.

MR. ARGENIO: Howard?

MR. BROWN: No.

MR. ARGENIO: Yeah, there's some things to do here, I don't see a lot going on here. Kathy, you are familiar

with Mark's comment 2, bullet number 3, the metes and bounds for the combined parcels should be added in a note referencing, the surveyor should be provided, do you have these comments?

MS. DEWKETT: I just got them now.

MR. ARGENIO: Orange County Planning Department's cleaned up, there are some minor housekeeping items under number 5, some business he has to take care of with the county, the parking calculation's been revised, you have to submit the revised plan to the fire inspector that reflects the arrangement agreed to. Bond estimate needs to be submitted, you have to get squared away with DOT on the storm water. Unless anybody has anything else, I'll accept a final approval for this application subject to what I just read in which is essentially Mark's number 5.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to New Windsor Business Park site plan amendment represented by Kathy Dewkett. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

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E-MAIL: MHEHY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEW WINDSOR BUSINESS PARK SITE PLAN AMENDMENT
(NEW YORK LIFE FACILITY)
PROJECT LOCATION: TEMPLE HILL ROAD (NYS ROUTE 300)
SECTION 4 – BLOCK 2 – LOT 16.4
PROJECT NUMBER: 06-20
DATE: 28 JUNE 2006
DESCRIPTION: THE APPLICATION PROPOSES A 6106 S.F. ADDITION TO THE
EXISTING FACILITY ON ROUTE 300. THE PLAN WAS PREVIOUSLY
REVIEWED AT THE 24 MAY 2006 PLANNING BOARD MEETING.

1. The project is in the PI zoning district of the Town. The bulk requirements shown on sheet SP-1 appear correct for the zone and use, with all values in compliance with Town standards.
2. I have reviewed the plans with the Fire Inspector at the recent worksession. The plan predates some current dimensional access requirements. In an effort to improve access, the following revisions have been requested by the Fire Inspector (a copy of his review may be on file by the meeting):
 - The two parking spaces to the right and left of the central access aisle, on the interior of the site toward the building, should be eliminated to increase turning radius to the lane in front of the building.
 - The building sprinkler system should operate off a single Siamese connection, the location of which should be shown on the plan.
3. I have reviewed the plan for other site plan issues and have the following comments:
 - The plan parking calculation applies the new parking requirements to the old (existing) building. Since a change in use is not proposed (the same use is continuing with an addition expanding the use), only the new addition requires the 1 space per 150 s.f. requirement, the old portion of the building can be computed using the parking rate for which it was previously approved. This calculation correction will insure that the removal of the spaces requested by the Fire Inspector will not cause the need for a parking variance.

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
- 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

- The site plan does not include the metes and bounds for the parcel, as depicted on the associated lot line plan. These metes and bounds for the combined parcel should be added, and a note referencing the licensed surveyor (source of survey) should be provided.
4. The Planning Board secretary has advised that the OCPD has responded with "Local Determination", with some comments; the NYSDOT has not yet responded.
5. If the Board deems it appropriate to grant conditional final site plan approval, I recommend the following conditions, in addition to those outlined by the Planning Board:
- That the associated lot line change application must have received stamp of approval and the associated revised deeds of record shall have been filed with the County, with such documentation to be provided to the Attorney for the Planning Board for verification.
 - That the plan parking calculation be revised, and metes and bounds with survey note added, as noted by the Planning Board Engineer.
 - That the applicant shall submit a revised plan to the office of the Fire Inspector for approval of the revisions requested.
 - That the Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.
 - That the applicant obtain the necessary DOT approval for the stormwater improvements noted on the plan.
 - That all fees be paid prior to stamp of approval (inspection fees must be paid prior to start of any construction work).

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/sd
NW06-20-28 June06.doc



PROJECT: N.W. Business Park - Site Plan P.B. # 06-20

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M)____ S)____ VOTE: A____ N____

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M) MNS) Gal VOTE: A 4 N 0 APPROVED: 6-28-06

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS – NOTES:

Lets to be combined

Mark's Comments of 6-28-06

NEW_WINDSOR_BUSINESS_PARK_SITE_PLAN_AMENDMENT_(06-20)

Ms. Kathleen Dewkett appeared before the board for this proposal.

MR. ARGENIO: New Windsor Business Park site plan. Application proposes 6,160 square foot addition to the facility on Route 300. Plan was reviewed on a concept basis only, represented.

MS. DEWKETT: Here we have the proposed building of 6,100 square feet, it's going to go onto the northwestern end of the building and so therefore we also need a lot line revision. If you notice here the building's here and we also are incorporating a small courtyard, so as you walk into the building, there will actually be a courtyard. Currently, the entrance to the building is here, so we have also included additional parking and we have also included enough parking so that the entire building is up to the new standard of one per 150 square feet so that's 121 additional spaces, so that's what we have provided 121 total spaces, I'm sorry. We're disturbing less than an acre of land and so therefore we do not have to comply with the storm water SPDES permits but we do have to provide a soil erosion control plan which we have done.

MR. ARGENIO: Doublecheck that please that one acre thing just to make sure we're on the same page.

MR. MASTERSON: That's correct.

MR. ARGENIO: You checked it?

MR. MASTERSON: Yes.

MR. ARGENIO: That was quick, wasn't it?

MS. DEWKETT: We talked about it at the workshop too so and we do have a soil and erosion control plan so I

think we fulfill all of those requirements. There's already an existing flag pole at the building so I guess we're here for final approval. Just kidding. We do have a comment letter from Mark that we just received tonight so I guess if there's any other questions that I can answer.

MR. ARGENIO: Well, I can tell you that we're not going to final because of the county unfortunately for you.

MS. DEWKETT: I understand that.

MR. ARGENIO: But I will tell you this, I have some procedural things that I'm going to go through, I personally don't have a lot to say, so I'm going to look to my right, Mr. Schlesinger and Mr. Gallagher to see if they have some feedback.

MR. SCHLESINGER: Yeah, two issues here, one we need to approve a lot line change, who owns, New York Life owns the property?

MS. DEWKETT: No, New Windsor Business Park Associates owns the property and they own both this parcel and this parcel.

MR. SCHLESINGER: Okay and how you know how there's a little trailer office.

MS. DEWKETT: The office is in this area, yes.

MR. SCHLESINGER: And between New York Life and that office there's a lot that's the area we're talking about?

MS. DEWKETT: Yes but it's not the entire amount, if you see this is the entrance to the New York, to the existing now there's also a second existing curb cut and that's this right here so we're basically just going to the second curb cut.

MR. SCHLESINGER: So procedure wise I'm not sure how we address it, they need to get an approved lot line change, right?

MR. ARGENIO: Correct.

MS. DEWKETT: And site plan amendment, yes.

MR. SCHLESINGER: Second question is the parking in the rear that's angled off that's existing parking now?

MS. DEWKETT: Yes.

MR. SCHLESINGER: That's going to stay just like that?

MS. DEWKETT: Yes, it is.

MR. ARGENIO: Dan, let me just interrupt before I go to you I hope I didn't wrongfully assume that you will be here for the information on the lot line change at some point in time?

MS. DEWKETT: It is a part of the plan set, it is in the plan set we did a combined application form but we made all the appropriate fees for both the lot line and the site plan amendment.

MR. ARGENIO: I don't see that here.

MR. MASTERSON: Mark's first comment that a separate application will be needed to be filed.

MS. DEWKETT: At the workshop session Mark had said that we could fill out one application form and check both lot line and site plan.

MR. ARGENIO: Here's what we need to do, I'm reading that different here, Miss Dewkett, so get with Mark or Myra and let's get that tied down, I'm reading two

separate applications, that's why I didn't even address it because it says here I'll read it to you, the overall project includes a lot line change with the New Windsor Business Park properties, a separate application should be submitted for the lot line change and separate project number assigned.

MS. DEWKETT: I thought when we were at the workshop session we said you could fill out one form.

MS. MASON: It's one form but it should have been filled out in two separate packages, it's the same form for each application but it should have been submitted as two separate projects, we can fix it, it's just paperwork.

MR. ARGENIO: I don't think it's a big deal, same owner, not a big issue, but we need to have these in order.

MR. GALLAGHER: No, you took the words I was going to say shouldn't we have to fix that first before we move on?

MR. VAN LEEUWEN: Yes.

MR. ARGENIO: Okay, I'm going to go through some procedural things. Accept a motion for lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for New Windsor Business Park. I'll have a roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: Regarding item 5, I don't see any issue unless somebody disagrees with me, I'd like to act on item 5.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board classify this applicant as an unlisted action under SEQRA and declare a negative dec of environmental significance. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: Feedback on item number 6?

MR. SCHLESINGER: I don't know how necessary it is, it's all the same.

MR. ARGENIO: Fifty percent of the letters are going to you. It's the public hearing, folks.

MR. GALLAGHER: No problem.

MR. VAN LEEUWEN: No problem, so moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the New Windsor Planning Board under its discretionary judgment waive the public hearing for the New Windsor Business Park site plan amendment. If there's no further discussion, roll call.

ROLL CALL

MR. SCHLESINGER AYE
MR. GALLAGHER AYE
MR. VAN LEEUWEN AYE
MR. ARGENIO AYE

MR. ARGENIO: This has to go to Orange County Planning because of your proximity to 300 and that's the law, sir, we have to follow it as you heard me say at least three other times in this meeting and I think this, we should notify the DOT unless somebody says no or disagrees with me.

MS. DEWKETT: Notify the DOT, it's an existing curb cut?

MR. ARGENIO: There may be no issue but we should give them heads up on this.

MR. ARGENIO: I don't think there's anything else here we can do, thank you for coming in and get with Mark and get the other thing squared away.

MS. DEWKETT: So at our next meeting, how long will Orange County have to respond?

MS. MASON: Thirty days, just call me tomorrow, I'll explain everything to you.

MR. ARGENIO: Thank you. Anything else, Neil?

MR. SCHLESINGER: No.

May 24, 2006

47

MR. GALLAGHER: No.

MR. VAN LEEUWEN: No.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEW WINDSOR BUSINESS PARK SITE PLAN AMENDMENT
(NEW YORK LIFE FACILITY)
PROJECT LOCATION: TEMPLE HILL ROAD (NYS ROUTE 300)
SECTION 4 - BLOCK 2 - LOT 16.4
PROJECT NUMBER: 06-20
DATE: 24 MAY 2006
DESCRIPTION: THE APPLICATION PROPOSES A 6106 S.F. ADDITION TO THE
EXISTING FACILITY ON ROUTE 300. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.

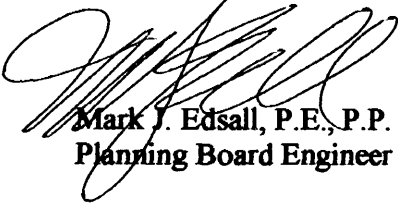
1. The overall project also includes a lot line change within the New Windsor Business Park properties. A separate application should be submitted for the lot line change, and a separate project number assigned.
2. The site plan project is located in the PI zoning district of the Town. The bulk requirements shown on sheet SP-1 appear correct for the zone and use, with all values in compliance with Town standards.
3. We have performed a concept review of the plans and the same appear to be in general conformance with Town standards.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
6. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.

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• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

7. This project is adjacent to NYS Route 300 and, as such, must be referred to the Orange County Planning Department as per New York State General Municipal Law (GML 239).
8. The Board should consider the amendment and the need for a referral to the NYSDOT.
9. The application involves non-single family development with disturbance less than one acre. As such, a full SWPPP is not required. Soil Erosion plans have been included and are under review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW06-20-24May06.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/2006

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	06/21/2006	MUNICIPAL FIRE . CONDITIONS AGREED UPON AT WORK SHOP - SEE . FILE.	06/21/2006	COND APPR REVIEW SHEET IN
ORIG	05/19/2006	MUNICIPAL HIGHWAY	05/24/2006	APPROVED
ORIG	05/19/2006	MUNICIPAL WATER	05/19/2006	
ORIG	05/19/2006	MUNICIPAL SEWER	05/19/2006	
ORIG	05/19/2006	MUNICIPAL FIRE . NEED TO SEE LOCATION OF FIRE HDYRANT AND FIRE DEPT. . CONNECTION FOR NEW ADDITION. . WOULD LIKE TO SEE SPRINKLER PLAN DETAIL. . FIRE LANES NEED TO BE 30' NOT 25'	05/24/2006	DISAPPROVED
ORIG	05/19/2006	NYSDOT	05/19/2006	SUPERSEDED BY
	05/19/2006	MUNICIPAL HIGHWAY	/ /	
	05/19/2006	MUNICIPAL WATER	/ /	
	05/19/2006	MUNICIPAL SEWER	/ /	
	05/19/2006	MUNICIPAL FIRE	/ /	
	05/19/2006	NYSDOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268
APPLICANT: NEW WINDSOR BUSINESS PARK

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/19/2006	EAF SUBMITTED	05/19/2006	WITH APPLIC
ORIG	05/19/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/19/2006	LEAD AGENCY DECLARED	05/24/2006	TOOK LA
ORIG	05/19/2006	DECLARATION (POS/NEG)	05/24/2006	DECL NEG DEC
ORIG	05/19/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	05/19/2006	PUBLIC HEARING HELD	/ /	
ORIG	05/19/2006	WAIVE PUBLIC HEARING	05/24/2006	WAIVED PH
ORIG	05/19/2006	FINAL PUBLIC HEARING	/ /	
ORIG	05/19/2006	PRELIMINARY APPROVAL	/ /	
ORIG	05/19/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/24/2006 P.B. APPEARANCE

LA:ND WVE PH OCP DOT

- . SEND TO OC PLANNING; SEND TO D.O.T.; NEED SWPPP; MAKE INTO
- . TWO SEPARATE APPLICATIONS (ONE FOR LL CHG & ONE FOR SITE
- . PLAN)



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING **239 L, M OR N REPORT**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: New Windsor Planning Board

Reference/County ID No.: NWT18-06M
Tax Parcel ID: 4-2-16.4

Applicant: New Windsor Business Park Associates

Proposed Action: Site Plan for Addition; & Lot Line Change

Reason for Review: Within 500' of ST RTE 300

Date of Full Statement: May 30, 2006

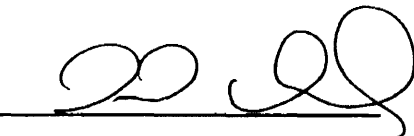
Comments: The Department has received the above application for a lot line change and the site plan for an addition to an existing structure, and offers the following:

- This project will have no major impact upon State or County facilities nor have any significant inter-municipal issues. It is also consistent with the County Comprehensive Plan and local laws.
- The Department suggests more consideration be given to landscape elements within the parking lot areas. The expanse of the two parking lots, existing and proposed, dominates the site in both their location and number. Perhaps the areas designated for pavement stripping could be used as landscape islands. Pedestrian walkways could also improve the appearance of the parking lot(s) and increase pedestrian safety.

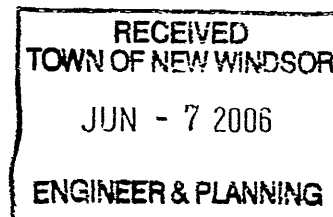
County Recommendation: Local Determination

Date: June 2, 2006

Reviewed By: Kathy V. Murphy, Planner


David Church, AICP
Commissioner of Planning

"IMPORTANT NOTE: As per NYS General Municipal Law 239-m(6), within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at www.orangecountygov.com/planning."



P.B. #06-20

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW **OF LOCAL PLANNING ACTION**

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 06-20 (Please include this number on any correspondence)

1. Municipality Town of New Windsor Public Hearing Date: not set

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: New Windsor Business Park Assoc.
Address: 147-39 175th Street, Jamaica, NY 11434

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: East Side Temple Hill Road (NYS Rt. 300)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 4 Block: 2 Lot: 16.4

Present Zoning District: PI Size of Parcel: 1.48 Acres

5. Type of Review:

*****Site Plan**

Zone Change: From = _____ To: = _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units ** Also includes Lot Line Change**

***Site Plan: Use **6106 s.f. addition to existing office building**

Date: 5-24-06

Signature & Title: Mark J. Edsall, P.E.
Mark J. Edsall, P.E., 
Planning Board Engineer

Sent 5/25/06



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

31 May 2006

New York State Department of Transportation
Permit Inspection Unit Office
112 Dickson Street
Newburgh, New York 12550

ATT: Siby Mary Zachariah-Carbone, Permit Engineer, Orange County East

SUBJECT: NEW WINDSOR BUSINESS PARK SITE PLAN AMENDMENT
(ADDITION TO NY LIFE FACILITY)
NEW WINDSOR PLANNING BOARD NO. 06-20

Dear Ms. Zachariah-Carbone:

The Town of New Windsor Planning Board has received an application for site plan amendment approval for an addition to the office building located on the east side of NYS Route 300 (Temple Hill (Freedom) Road) within the Town. The project work includes both the site modifications, as well as drainage improvements connected to facilities within the State right-of-way. The Planning Board has determined that the applicant will be required to obtain a Highway Work Permit from your Department.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW06-20-DOT ref 05-31-06

Sent 6-1-06

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Francis Bedetti, Asst. Fire Inspector

SUBJECT: PB-06-20
New Windsor Business Park
SBL: 4-2-16.4

DATE: June 21, 2006

Fire Prevention Reference Number: FPS-06-029

A review of the above referenced site plan has been conducted, as per the work shop session on 6-21-06. This a list of items agreed upon:

- ✓ 1) Remove 2 parking spaces on either side of the drive lane closest to the building.
- ✓ 2) Use the existing Fire Dept. connection to supply the Fire Suppression System to the new addition.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/24/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/19/2006	REC. CK. #8193	PAID		200.00	
05/19/2006	REC. CK. #8192	PAID		750.00	
		TOTAL:	0.00	950.00	-950.00

David
5/24/06
[Signature]

P.B. # 06-20
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#427-2006

05/24/2006

New Windsor Business Park #7

Received \$ 125.00 for Planning Board Fees, on 05/24/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

P.B. #06-20
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#428-2006

05/24/2006

New Windsor Business Park #7

Received \$ 75.00 for Planning Board Fees, on 05/24/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



RESULTS OF P.B. MEETING OF: May 24, 2006

PROJECT: N.W. Business PK - LL Chg + Site Plan P.B. # 06-20

LEAD AGENCY:

NEGATIVE DEC: *Unlisted*

AUTHORIZE COORD. LETTER: Y X N
TAKE LEAD AGENCY: Y X N

M) ✓ S) 5 VOTE: A 5 N 0
CARRIED: Y ✓ N

TAKE LEAD AGENCY: Y ☒ N ☐

CARRIED: Y ☒ N ☐

M) ✓ S) 5 VOTE. A 5 NO
CARRIED: Y ✓ N

CARRIED: Y ☒ N ☐

PUBLIC HEARING: **WAIVED:** ✓ **CLOSED:** _____

M) ✓ S) S VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y ☒

SEND TO DEPT. OF TRANSPORTATION: Y ☒

REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____

RETURN TO WORK SHOP: Y N

APPROVAL:

M) S) VOTE: A N APPROVED:

NEED NEW PLANS: Y___ N___

CONDITIONS – NOTES:

Need SWPPP
Correct two Applications

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/24/2006

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 6-20

NAME: NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

APPLICANT: NEW WINDSOR BUSINESS PARK

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/19/2006	MUNICIPAL HIGHWAY	05/24/2006	APPROVED
ORIG	05/19/2006	MUNICIPAL WATER	05/19/2006	
ORIG	05/19/2006	MUNICIPAL SEWER	05/19/2006	
ORIG	05/19/2006	MUNICIPAL FIRE	05/24/2006	DISAPPROVED
		. NEED TO SEE LOCATION OF FIRE HDYRANT AND FIRE DEPT.		
		. CONNECTION FOR NEW ADDITION.		
		. WOULD LIKE TO SEE SPRINKLER PLAN DETAIL.		
		. FIRE LANES NEED TO BE 30' NOT 25'		
ORIG	05/19/2006	NYSDOT	05/19/2006	SUPERSEDED BY
	05/19/2006	MUNICIPAL HIGHWAY	/ /	
	05/19/2006	MUNICIPAL WATER	/ /	
	05/19/2006	MUNICIPAL SEWER	/ /	
	05/19/2006	MUNICIPAL FIRE	/ /	
	05/19/2006	NYSDOT	/ /	

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Genaro Argenio, Planning Board Chairman

FROM: Wm. Horton, Asst. Fire Inspector

SUBJECT: 276 Temple Hill Rd.
SBL: 4-2-16.4

DATE: May 24, 2006

Fire prevention Reference Number: FPS-06-022

A review of the above referenced site plan has been conducted and is unacceptable for the following reasons:

- 1) Need to see location of fire hydrant and Fire Dept. connection for new addition.**
- 2) Would like to see sprinkler plan detail.**
- 3) Fire lane needs to be 30' not 25'**

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Appl No: 6-20

File Date:05/19/2006

SEC-BLK-LOT:4-2-16-4

Project Name:NEW WINDSOR BUSINESS PARK ADDITION PA2006-268

Type:3

Owner's Name:NEW WINDSOR BUSINESS PARK

Phone:(718) 995-4577

Address:147-39 175TH ST. - JAMAICA, NY 11434

Applicant's Name:NEW WINDSOR BUSINESS PARK

Phone:(718) 995-4577

Address:147-39 175TH ST. - JAMAICA, NY 11434

Preparer's Name:DEWKETT ENGINEERING, P.C.

Phone:(845) 876-5250

Address:187 EAST MARKET STREET - RHINEBECK, NY 12572

Proxy/Attny's Name:N/A

Phone:

Address:

Notify:KATHERINE DEWKETT

Phone:(845) 876-5250

Location:RT. 300

Acreage	Zoned	Prop-Class	Stage	Status
1.480	PI	0		0
Printed-on	Schl-Dist	Sewr-Dist	Fire-Dist	Light-Dist
05/24/2006	NEWB			

Appl for:SITE PLAN AMENDMENT AND LOT LINE CHANGE FOR ADDITION TO EXISTING BUILDING

Addl Municipal Services:

Streets:

Water:

Sewer:

Garbage:

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change X Site Plan X Special Permit _____

Tax Map Designation: Sec. 4 Block 2 Lot 16.4

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2006 - 268
MUST FILL IN THIS NUMBER

1. Name of Project Proposed Building Addition

2. Owner of Record New Windsor Business Park Associates Phone (718) 995-4577

Address: 147-39 175th Street Jamaica NY 11434
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same as Above Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Dewkett Engineering, P.C. Phone (845) 876-5250

Address: 187 East Market Street Rhinebeck NY 12572
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney n/a Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Katherine Dewkett (845) 876-5250 (845) 876-7209
(Name) (Phone) (fax)

7. Project Location: On the East side of Temple Hill Road
(Direction) (Street)

8. Project Data: Acreage 1.48 Zone PI School Dist. Newburgh

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TOWN OF NEW WINDSOR
MAY 17 2006
ENGINEER & PLANNING

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Site plan amendment and lot line change for addition to existing building.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

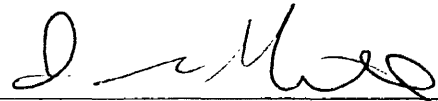
STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

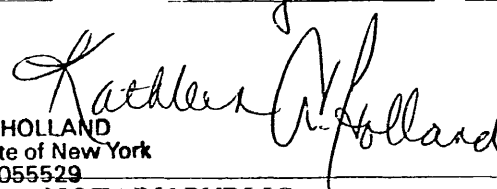


(OWNER'S SIGNATURE)

8 DAY OF May 2006

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed


KATHLEEN A. HOLLAND
Notary Public, State of New York
No. 01H0505529
Qualified in Queens County, PUBLIC
Commission Expires February 12, 2009

TOWN RECEIVED
TOWN OF NEW WINDSOR
MAY 17 2006
DEPARTMENT OF PLANNING RECEIVED
06-20
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Jonathan Miller, deposes and says that he resides
(OWNER)
at _____ in the County of _____
(OWNER'S ADDRESS)

and State of _____ and that he is the owner of property tax map
(Sec. 4 Block 2 Lot 16.4)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:

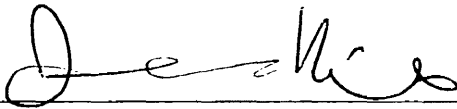
(Agent Name & Address)

Dewkett Engineering, P.C. 187 E. Market St. Rhinebeck, NY 12572
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

***THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.***

SWORN BEFORE ME THIS:

****** 
Owner's Signature (MUST BE NOTARIZED)

8 DAY OF May 2006

KATHLEEN A. HOLLAND
Notary Public, State of New York
No. 01HO505529
Qualified in Queens County
Commission Expires February 12, 2009

NOTARY PUBLIC

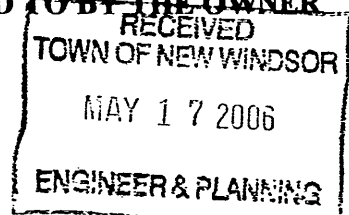
Agent's Signature (If Applicable)

Katherine Ann Dewkett
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED ~~TO BY THE OWNER~~

06-20



TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

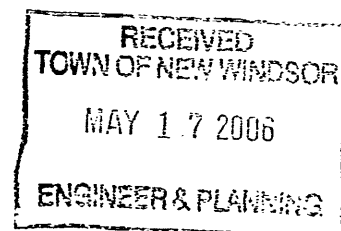
ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:

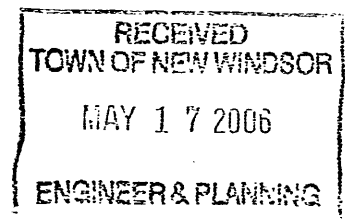


3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress



PROPOSED IMPROVEMENTS

- 22. ✓ Landscaping
- 23. Exterior Lighting
- 24. ✓ Screening
- 25. ✓ Access & Egress
- 26. ✓ Parking Areas
- 27. n/a Loading Areas
- 28. ✓ Paving Details (Items 25 - 27)
- 29. ✓ Curbing Locations
- 30. ✓ Curbing through section
- 31. ✓ Catch Basin Locations
- 32. ✓ Catch Basin Through Section
- 33. ✓ Storm Drainage
- 34. ✓ Refuse Storage
- 35. n/a Other Outdoor Storage
- 36. exist Water Supply
- 37. exist Sanitary Disposal System
- 38. exist Fire Hydrants
- 39. ✓ Building Locations
- 40. ✓ Building Setbacks
- 41. Front Building Elevations
- 42. n/a Divisions of Occupancy
- 43. exist Sign Details
- 44. ✓ Bulk Table Inset
- 45. ✓ Property Area (Nearest 100 sq. ft.)
- 46. ✓ Building Coverage (sq. ft.)
- 47. ✓ Building Coverage (% of total area)
- 48. ✓ Pavement Coverage (sq. ft.)
- 49. ✓ Pavement Coverage (% of total area)
- 50. ✓ Open Space (sq. ft.)
- 51. ✓ Open Space (% of total area)
- 52. ✓ No. of parking spaces proposed
- 53. ✓ No. of parking spaces required



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. n/a

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. n/a

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

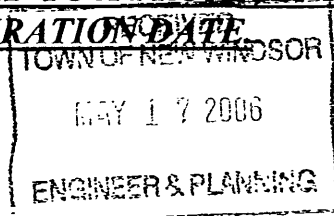
BY: Hatherine Ann Dewkett 5/12/06
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

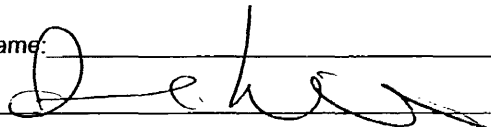
⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.



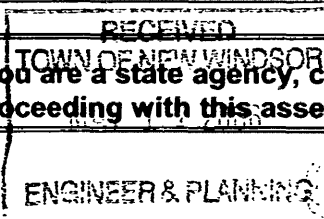
617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

Part 1 - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: New Windsor Business Park Assoc	2. PROJECT NAME: Proposed Building Addition
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) East side of Temple Hill Road in New Windsor Business Park	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Site plan amendment and lot line change for addition to existing building	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.48</u> acres Ultimately <u>2.17</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approvals Planning Board Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approval Existing Building has valid site plan approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/Sponsor name: _____ Date: _____ Signature: <u></u>	

If the action is in a Coastal Area, and you are a state agency, complete a Coastal Assessment Form before proceeding with this assessment

OVER



06-20

PART II-ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. ☐Yes ☐No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. ☐Yes ☐No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible.)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? ☐Yes ☐No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐Yes ☐No If Yes, explain briefly:

Part III — DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials.

Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

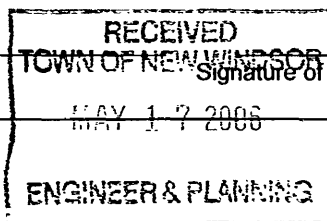
Date

Print or Type Name of Responsible Officer in Lead Agency

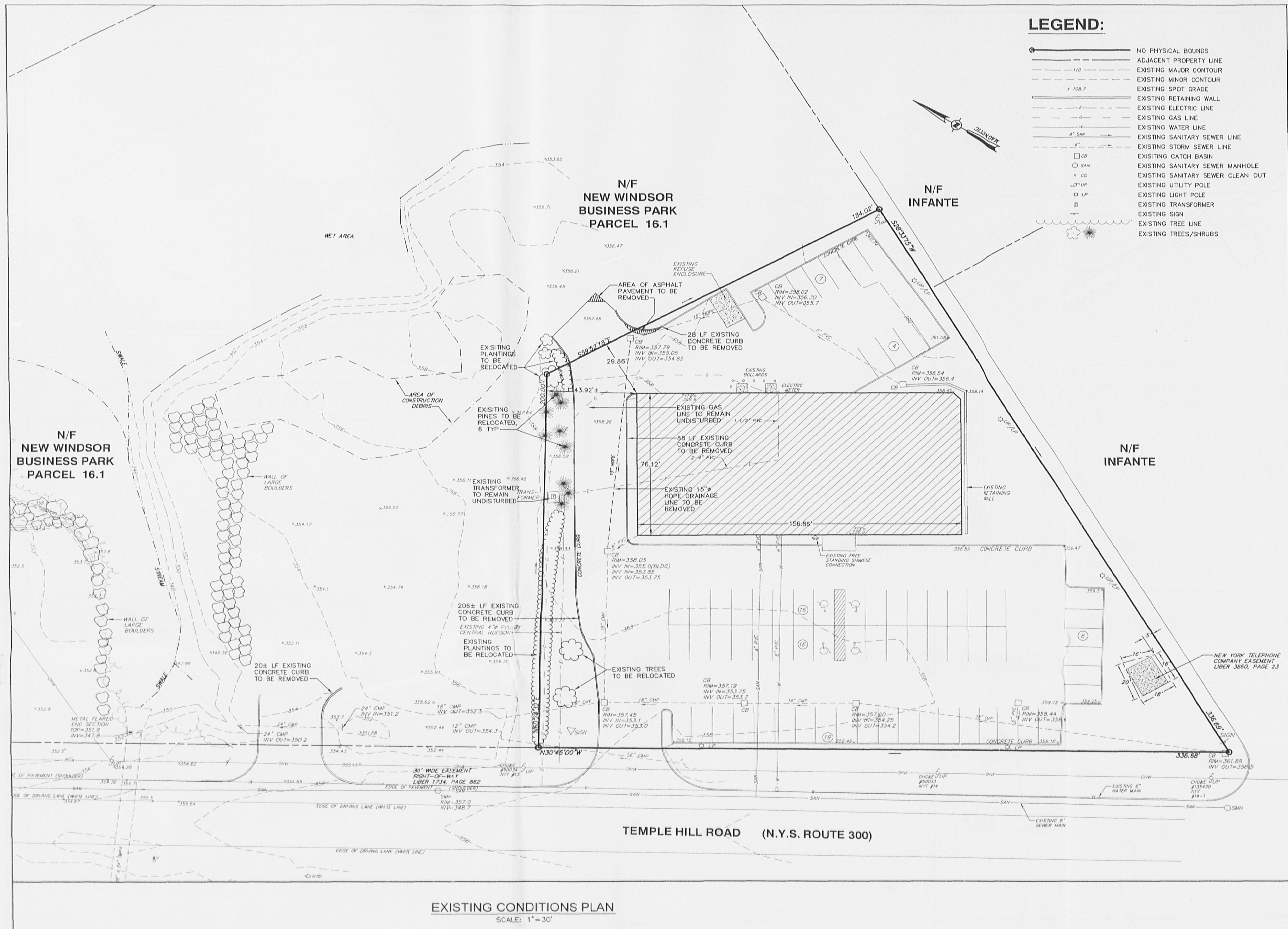
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)



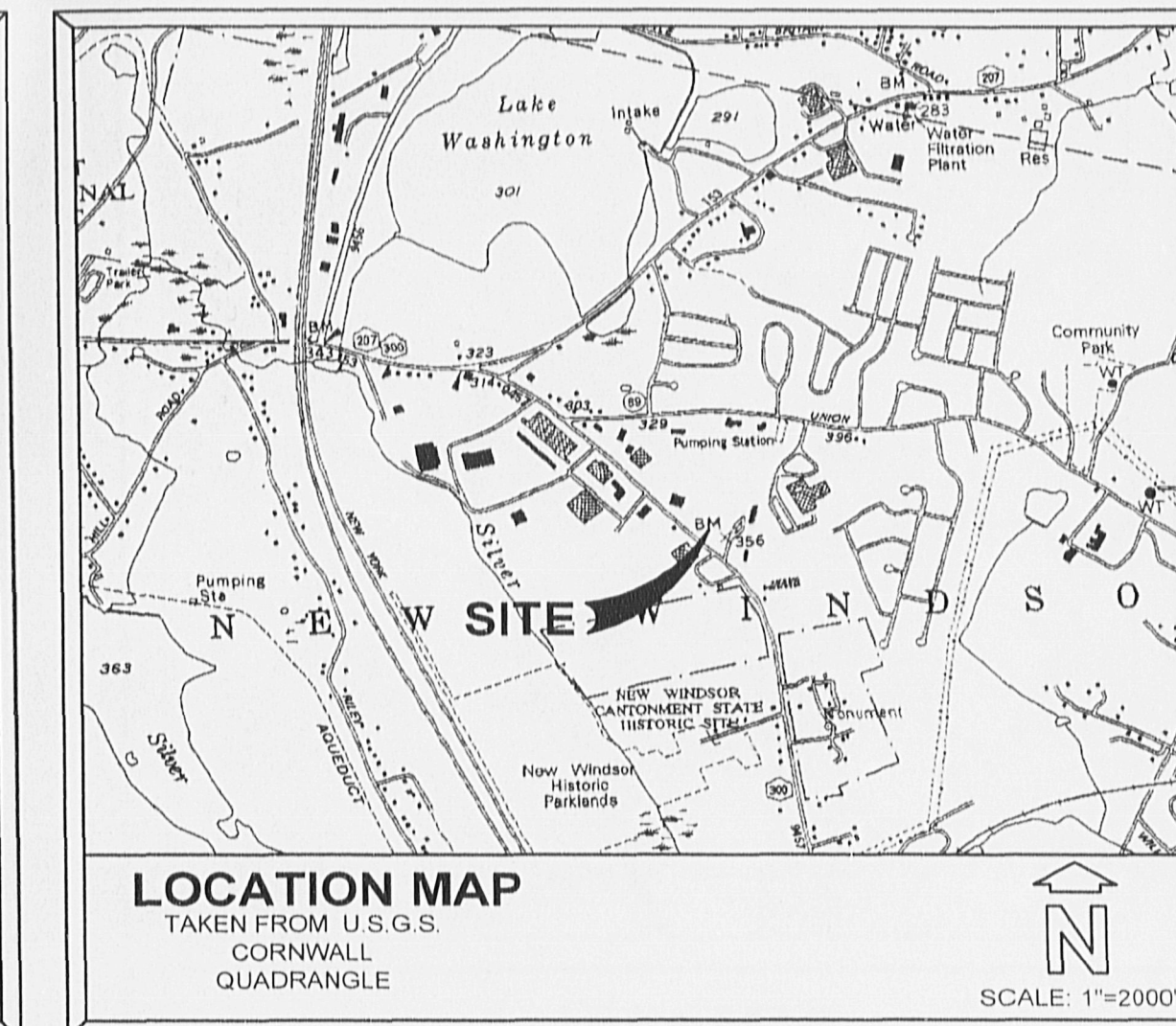
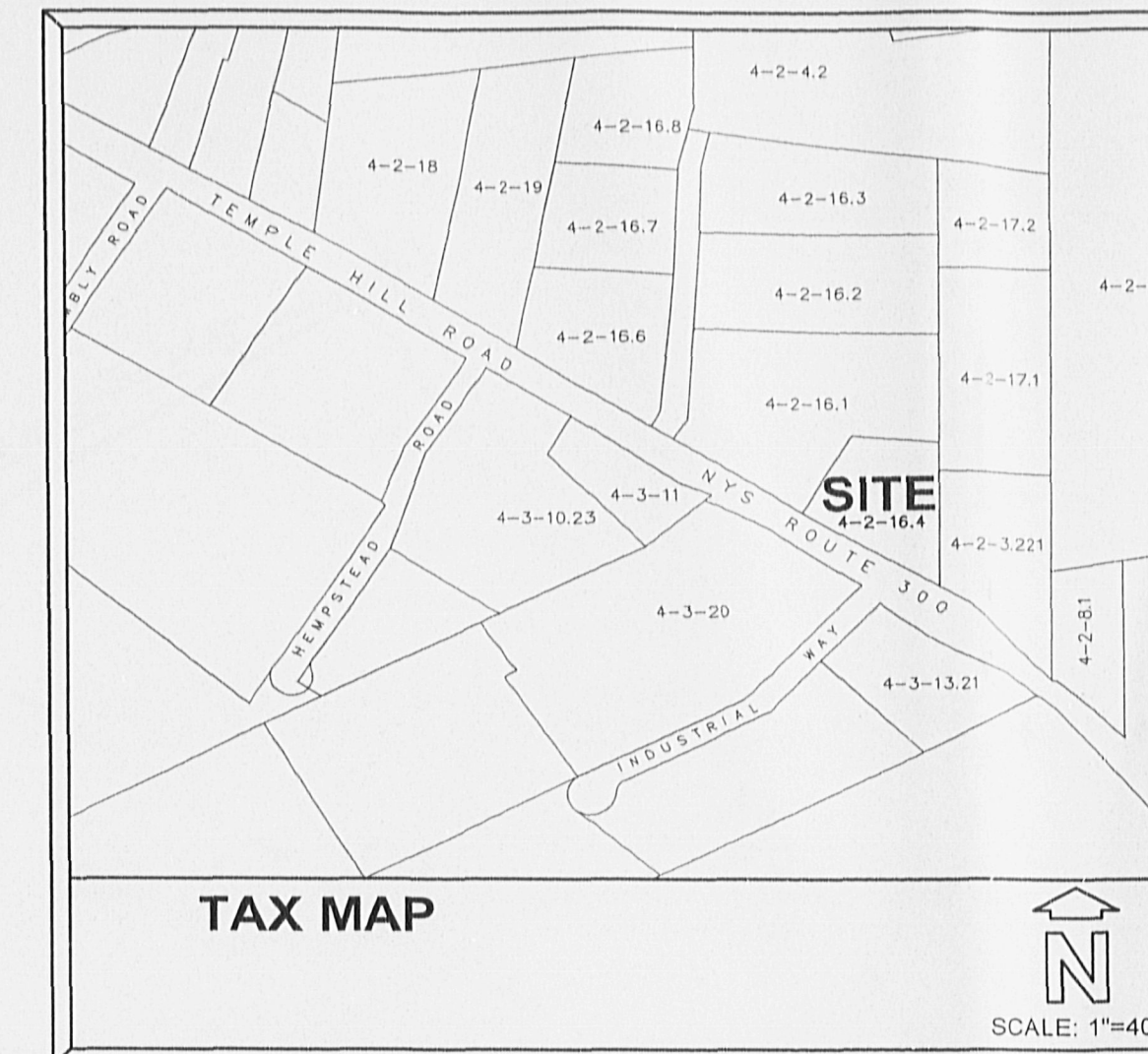
06-20



MAP REFERENCE NOTE:

1. METES AND BOUNDS SHOWN HEREON TAKEN FROM A MAP ENTITLED "SUBDIVISION MASTER PLAN, NEW WINDSOR BUSINESS PARK, TOWN OF NEW WINDSOR, ORANGE COUNTY, N.Y." DATED AUGUST 14, 2005, PREPARED BY PETER R. HUSTIS, L.S., LIC. NO. 49205, LOCATED AT 33 HENRY STREET, BEACON, NY 12508, (845)831-0100.
2. TOPOGRAPHY AND AND STRUCTURES SHOWN HERE ON WERE COMPILED FROM A FIELD SURVEY COMPLETED APRIL 14, 2006 BY JOHN H. DECKER, L.S., LIC. NO. 050572, LOCATED AT 292 FRALEIGH LANE, RED HOOK, NY 12571, (845) 758-4442.

REPRODUCTION OF THIS DOCUMENT IN WHOLE OR IN PART IS PROHIBITED EXCEPT WITH THE PERMISSION OF THE OFFICE OF ORIGIN. UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.



SITE PLAN AMENDMENT PREPARED FOR NEW WINDSOR BUSINESS PARK ASSOCIATES TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

PREPARED BY
DEWKETT ENGINEERING, PC
187 EAST MARKET STREET
RHINEBECK, NY 12572

APPLICANT
**NEW WINDSOR
BUSINESS PARK ASSOCIATES**

147-39 175 TH STREET
JAMAICA, NY 11434
PH: (718) 995-4577
FAX: (718) 244-1141

NO.	DATE	DESCRIPTION	BY
2	7/21/06	REVISED PER PB COMMENTS	KAD
1	6/9/06	EXISTING UTILITY INFO ADDED	KAD

REVISIONS

DEWKETT
ENGINEERING

187 E. Market St., Ste 101, Rhinebeck, N.Y. 12572
Phone: (845) 876-5250 Fax: (845) 876-7209
www.dewkett.com

PROJECT NAME:
**NEW WINDSOR
BUSINESS PARK
SITE PLAN AMENDMENT**

276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK

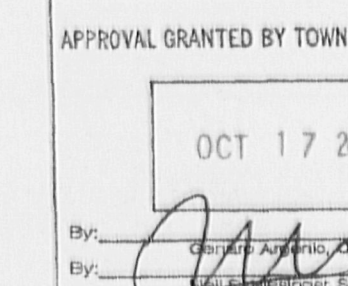
Prepared for:
NEW WINDSOR BUSINESS PARK ASSOCIATES

TITLE OF DRAWING:
EXISTING CONDITONS PLAN

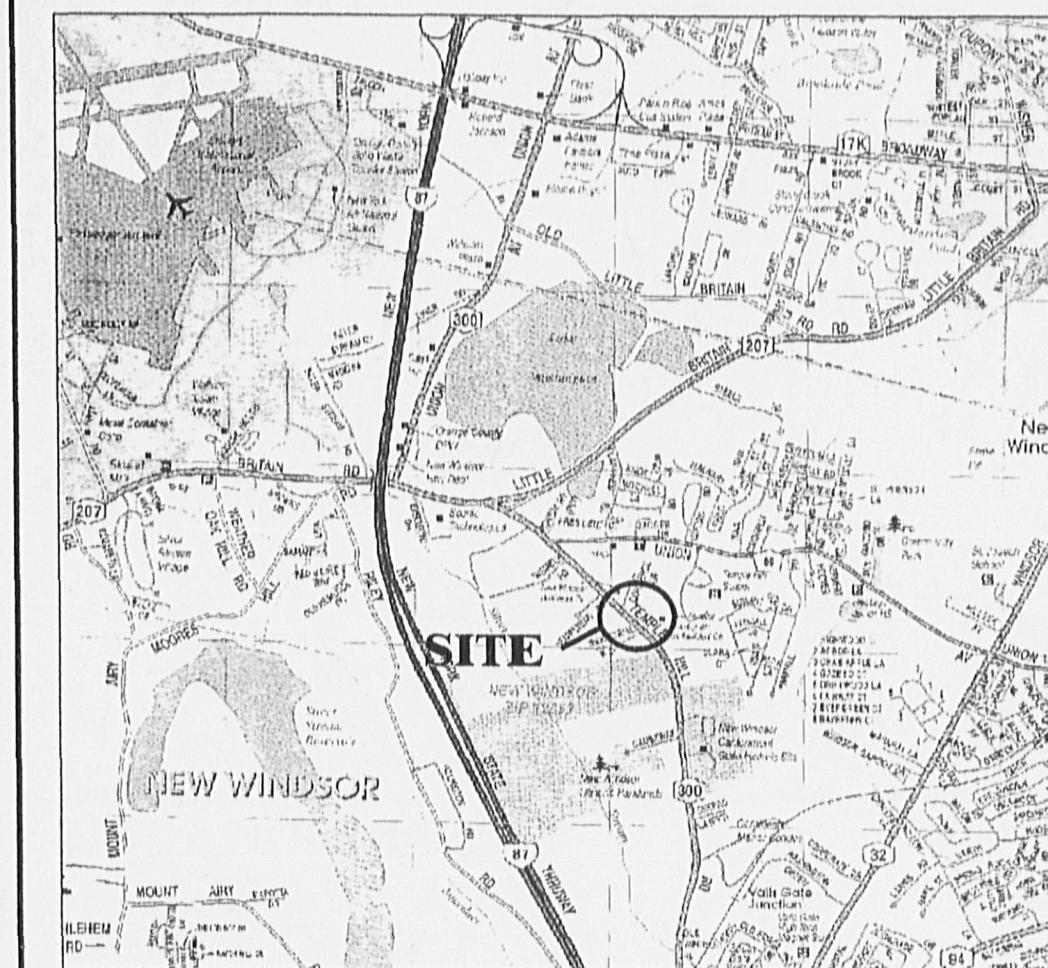
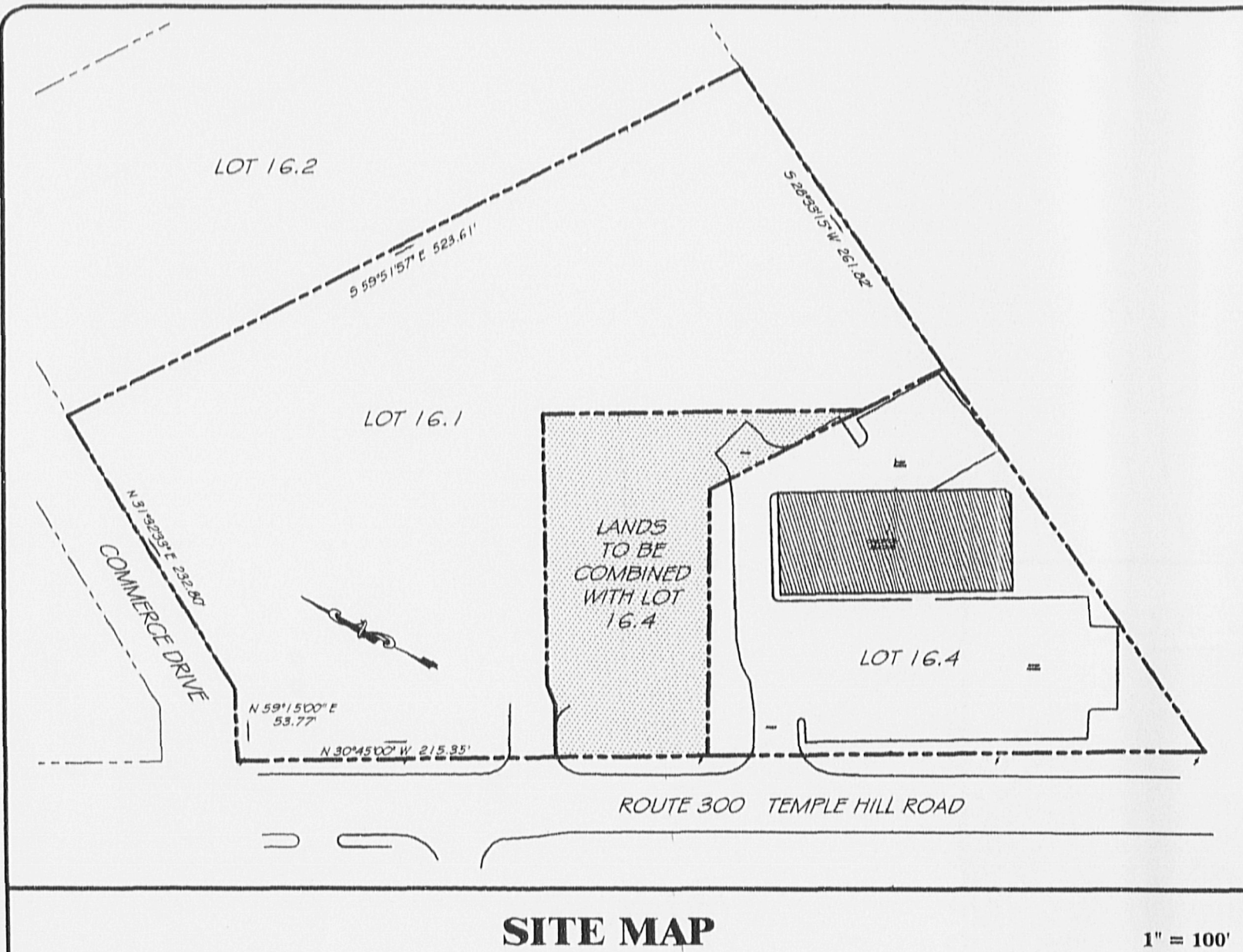
Project No: 06007.000	Date: 4/13/06	Scale: 1"=30'
File Name: EC1-06007	Design By: KAD	DRAWING NO: EC-1
Checked By: KAD	Drafted By: DEC	Sheet 1 of 8

LIST OF DRAWINGS:

SHEET	TITLE
EC-1	EXISTING CONDITIONS PLAN
LLR	LOT LINE REALIGNMENT
SP-1	SITE PLAN
GU-1	GRADING AND UTILITY PLAN
ESC-1	EROSION AND SEDIMENTATION CONTROL PLAN
DT-1	SITE DETAILS AND STORMWATER DETAILS
DT-2	WATER DETAILS
DT-3	STORMWATER AND EROSION CONTROL DETAILS



06-20

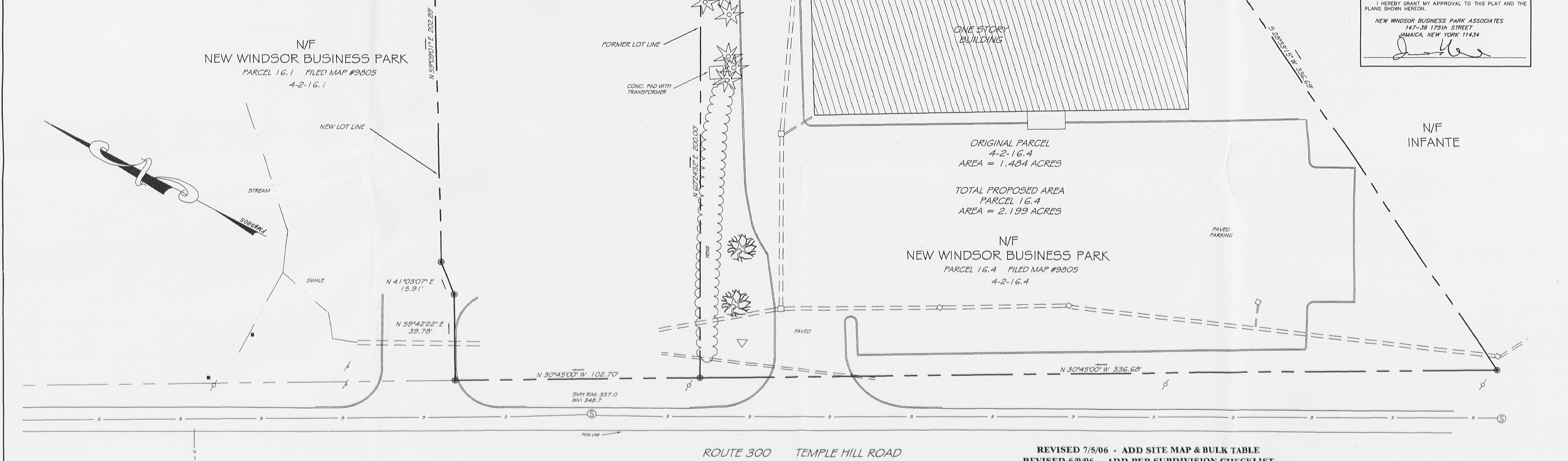


OWNERS' ENDORSEMENTS

I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.

NEW WINDSOR BUSINESS PARK ASSOCIATES
147-39 175th STREET
JAMAICA, NEW YORK 11434

[Signature]



	REQUIRED PER ZONING	EXISTING LOT 16.1	PROPOSED LOT 16.1	EXISTING LOT 16.4
MINIMUM LOT AREA	40,000 SQ FT	174,124 SQ FT	143,008 SQ FT	64,628 SQ FT
MINIMUM LOT WIDTH	120 FT	362 FT	270 FT	205 FT
REQUIRED FRONT YARD DEPTH	80 FT	N/A	N/A	77.15 FT
REQUIRED SIDE/REAR YARD DEPTHS	12/40 FT	N/A	N/A	15/24.99 FT
REQUIRED REAR YARD	80 FT	N/A	N/A	34.05 FT
REQUIRED STREET FRONTAGE	N/A	N/A	N/A	N/A

- LEGEND**
- NO PHYSICAL BOUNDS
 - OH OVERHEAD WIRES
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - UTILITY POLE
 - CATCH BASIN
 - GUY
 - NO EVIDENCE FOUND
 - SWAMP
 - MONUMENT

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON-TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE MAY 4, 2006.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.



LOT LINE REALIGNMENT

LOTS 16.1 & 16.4

NEW WINDSOR BUSINESS PARK

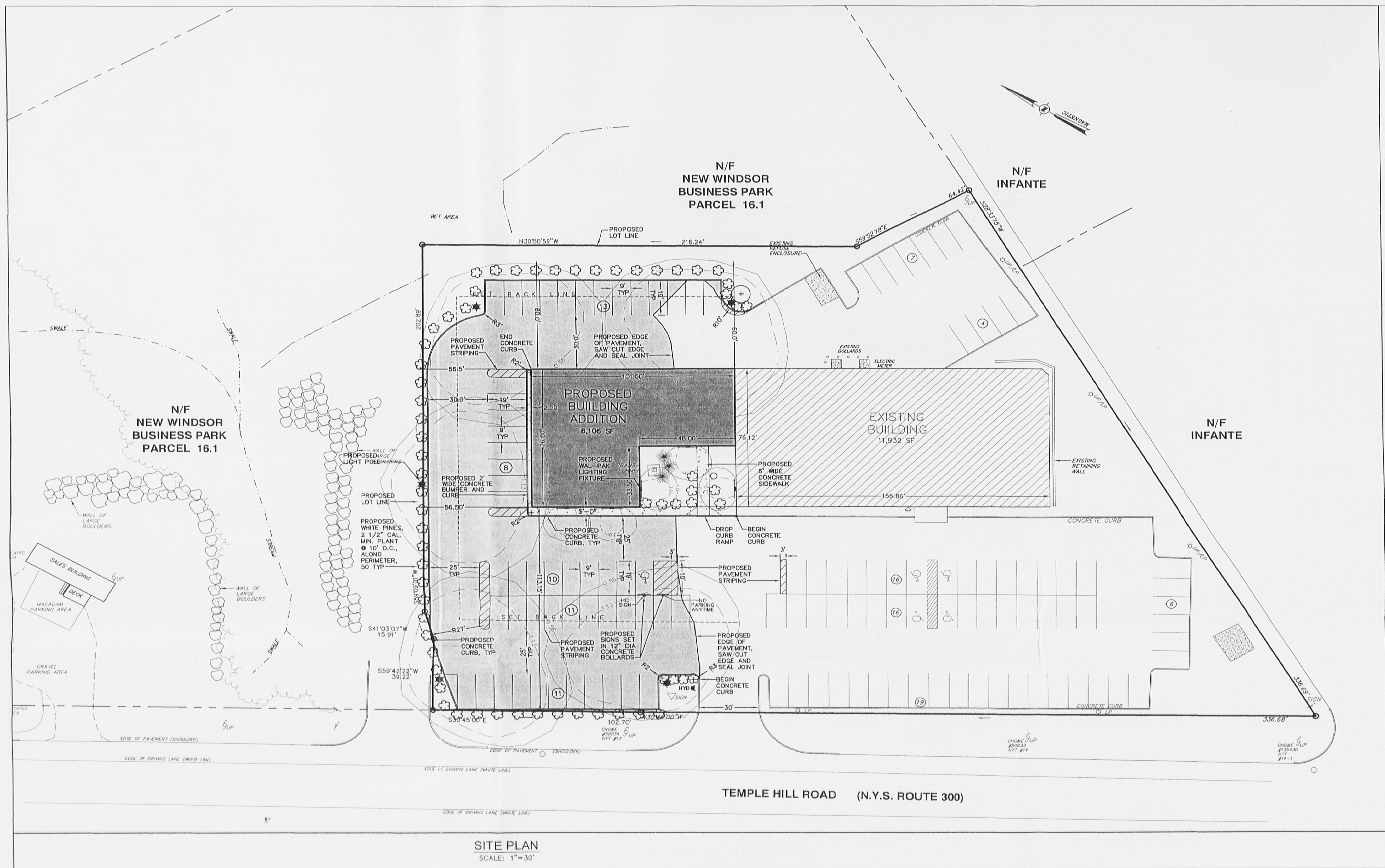
TOWN OF NEW WINDSOR
MAY 10, 2006

ORANGE COUNTY, NEW YORK
1" = 20'

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 17 2006

By *[Signature]*
TOWN ENGINEER, ORANGE COUNTY



LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING RETAINING WALL
- CO EXISTING SANITARY SEWER CLEAN OUT
- UP EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING SIGN
- EXISTING TREE LINE
- EXISTING TREES/SHRUBS
- PROPOSED BUILDING ADDITION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LOT LINE
- PROPOSED PLANTS/SHRUBS
- PROPOSED GENERAL LIGHT
- PROPOSED SIGN

SITE INFORMATION

LOCATION: NEW WINDSOR BUSINESS PARK
295 TEMPLE HILL ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

TAX MAP DESIGNATION: SECTION 4 / BLOCK 2 / LOT 16.4

ZONE: PLANNED INDUSTRIAL (PI)

USE GROUP: A-1

DESIGNATED USE: OFFICE BUILDING FOR BUSINESS
AND PROFESSIONAL OFFICES

WATER DISTRICT: NO. 6

SEWER DISTRICT: NO. 17

FIRE DISTRICT: VAILS GATE

NOTE:

1. METES AND BOUNDS SHOWN HEREON TAKEN FROM A MAP TITLED "LOT LINE REALIGNMENT LOTS 16.1 AND 16.4, NEW WINDSOR BUSINESS PARK", DATED MAY 10, 2006, LATEST REVISION 07/05/06, PREPARED BY JOHN H. DECKER, L.S., LIC NO. 050572, LOCATED AT 292 FRALEIGH LANE, RED HOOK, NY, 12571, (845)758-4442.

USE/BULK REGULATION

ZONE: PLANNED INDUSTRIAL (PI)

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 SF	94,654 SF
LOT WIDTH	150 FT MIN	441.0 FT
FRONT YARD	50 FT MIN	113.15 FT
SIDE YARD/TOTAL	15 FT/40 FT MIN	15'/56.5'=71.5 TOTAL
REAR YARD	20 FT MIN	60.00'
STREET FRONTAGE	N/A	N/A
BUILDING HEIGHT	12 INCHES/FOOT OF DISTANCE TO NEAREST PROPERTY LINE 15'/1 = 15'	<15'
TOTAL FLOOR AREA		18,038 SF
FLOOR AREA RATIO	0.6 MAX	18,038 / 94,654 = .190
PARKING	EXISTING=68 SPACES ADDITION: 6,106/150 =40.71=41 SPACES TOTAL: 109 SPACES	119 SPACES
BUILDING COVERAGE		18,038 SF (19% OF TOTAL AREA)
PAVEMENT COVERAGE		57,127 SF (60% OF TOTAL AREA)
TOTAL DEVELOPMENTAL COVERAGE	85% MAX	79.4%

NO.	DATE	DESCRIPTION	BY
2	7/21/06	REVISED PER PB COMMENTS	KAD
1	6/9/06	REV PER FIRE INSP COMMENTS	KAD

REVISIONS

DEWKETT
ENGINEERING

187 E. Market St., Ste 101, Rhinebeck, N.Y. 12572
Phone: (845) 876-5250 Fax: (845) 876-7209
www.dewkett.com

PROJECT NAME:

NEW WINDSOR
BUSINESS PARK
SITE PLAN AMENDMENT

276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK

Prepared for:

NEW WINDSOR BUSINESS PARK ASSOCIATES

TITLE OF DRAWING:

SITE PLAN

PLANNING BOARD APPROVAL STAMP

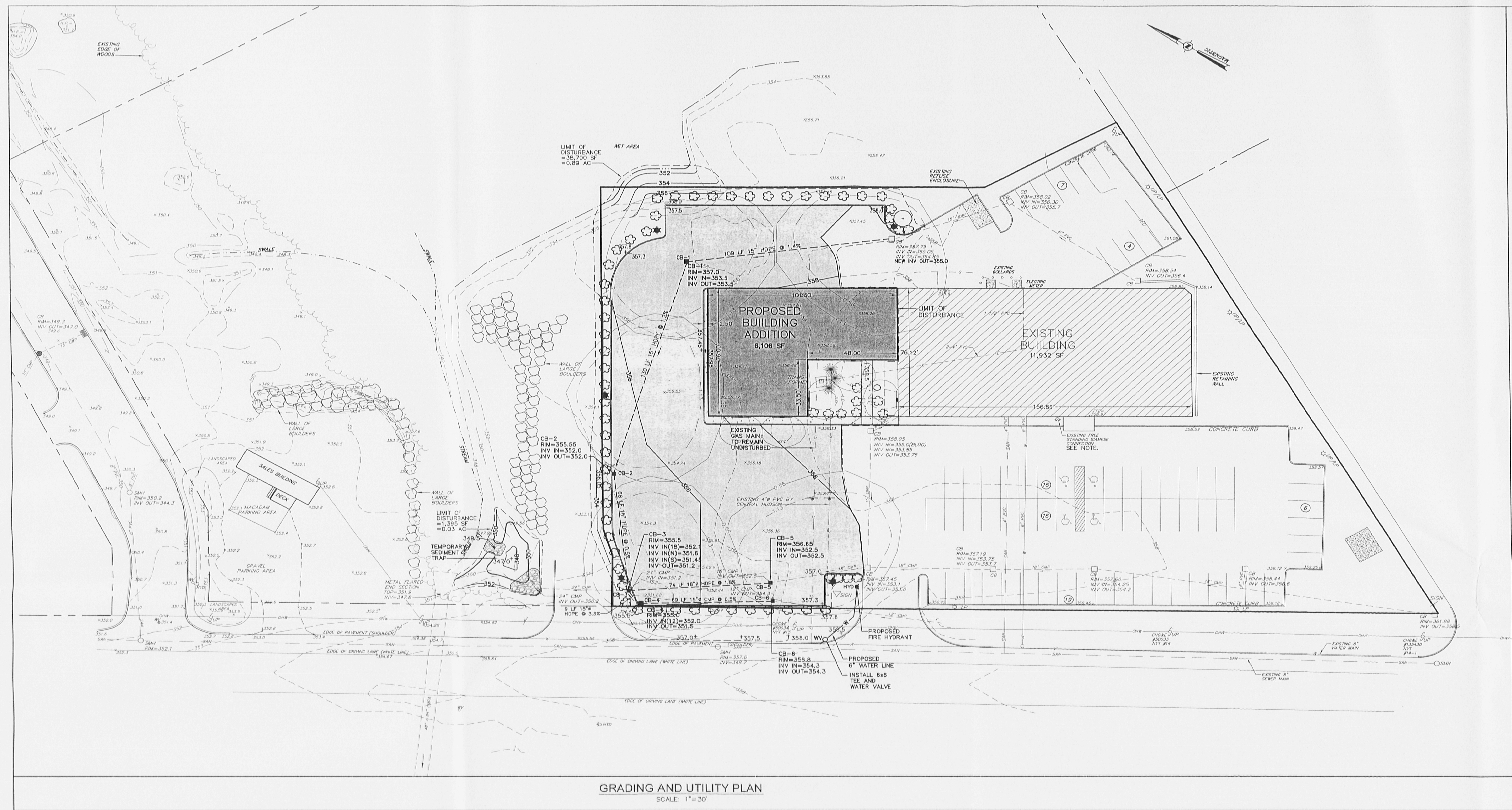
APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 17 2006

By: *[Signature]*

For: *[Signature]*

Project No: 06007.000	Date: 4/13/06	Scale: 1"=30'
File Name: SP1-06007	Design By: KAD	DRAWING NO: SP-1
Checked By: KAD	Drafted By: DEC	Sheet 3 of 8



LEGEND:

	NO PHYSICAL BOUNDS
	ADJACENT PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SPOT GRADE
	EXISTING RETAINING WALL
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEAN OUT
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING SIGN
	EXISTING TREE LINE
	EXISTING TREES/SHRUBS
	PROPOSED BUILDING ADDITION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LOT LINE
	PROPOSED 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED WATERLINE
	PROPOSED STORM DRAIN LINE
	PROPOSED FIRE HYDRANT
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED PLANTS/SHRUBS

NOTE:

1. SPRINKLER SYSTEM FOR BUILDING ADDITION SHALL OPERATE OFF OF EXISTING SIAMESE CONNECTION.

NO.	DATE	DESCRIPTION	BY
2	7/21/06	REVISED PER PB COMMENTS	KAD
1	6/9/06	REV PER FIRE INSP COMMENTS	KAD

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PROJECT NAME:
NEW WINDSOR
BUSINESS PARK
SITE PLAN AMENDMENT

276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK

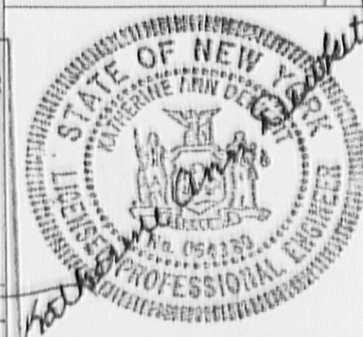
Prepared for:
NEW WINDSOR BUSINESS PARK ASSOCIATES

TITLE OF DRAWING:
GRADING AND UTILITY PLAN

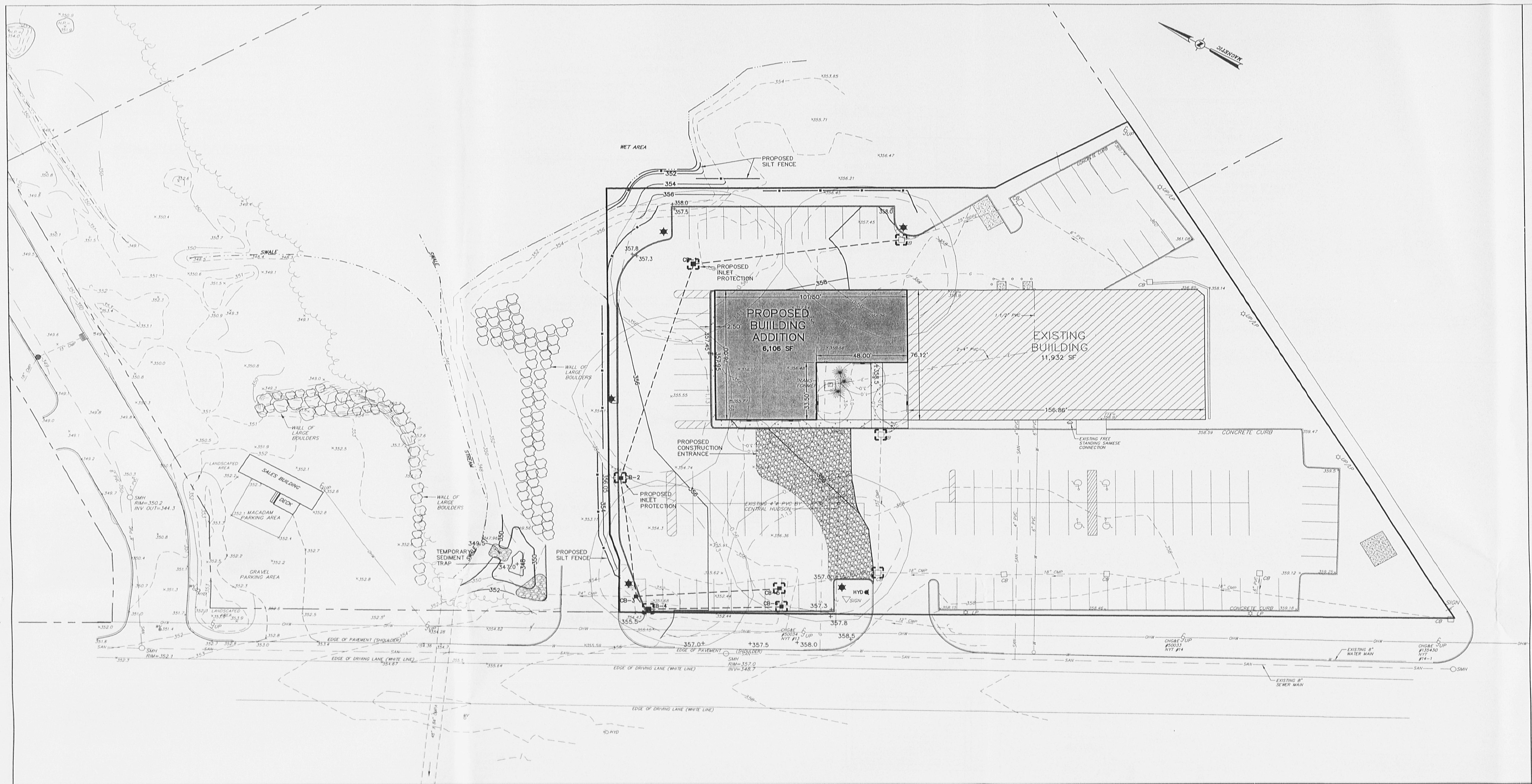
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File Name: GU1-06007	Design By: KAD	DRAWING NO: GU-1
Checked By: KAD	Drafted By: DEC	Sheet 4 of 8

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 17 2006



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EROSION AND SEDIMENTATION CONTROL PLAN
SCALE: 1"=30'

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- EXISTING RETAINING WALL
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING UTILITY POLE
- EXISTING TRANSFORMER
- EXISTING SIGN
- EXISTING TREE LINE
- EXISTING TREES/SHRUBS
- PROPOSED LOT LINE
- PROPOSED 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED INLET PROTECTION
- EROSION CONTROL BARRIER/SILT FENCE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE STRUCTURE

1	7/21/06	REVISED PER PB COMMENTS	KAD
NO.	DATE	DESCRIPTION	BY

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PROJECT NAME:
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SITE PLAN AMENDMENT

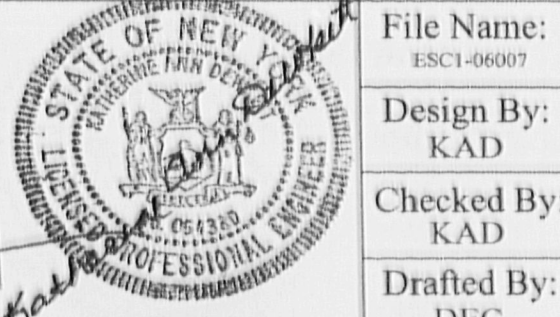
276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK

Prepared for:
NEW WINDSOR BUSINESS PARK ASSOCIATES

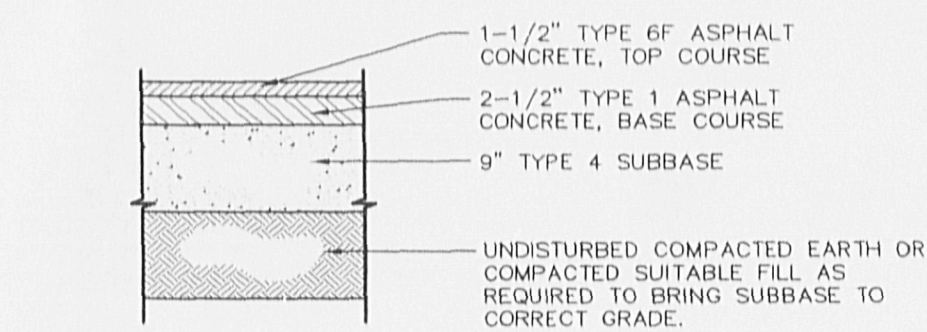
TITLE OF DRAWING:
EROSION & SEDIMENTATION
CONTROL PLAN

Project No: 06007.000	Date: 4/13/06	Scale: 1"=30'
File Name: ESC1-06007	Design By: KAD	DRAWING NO: ESC-1
Checked By: KAD	Drafted By: DEC	Sheet 5 of 8

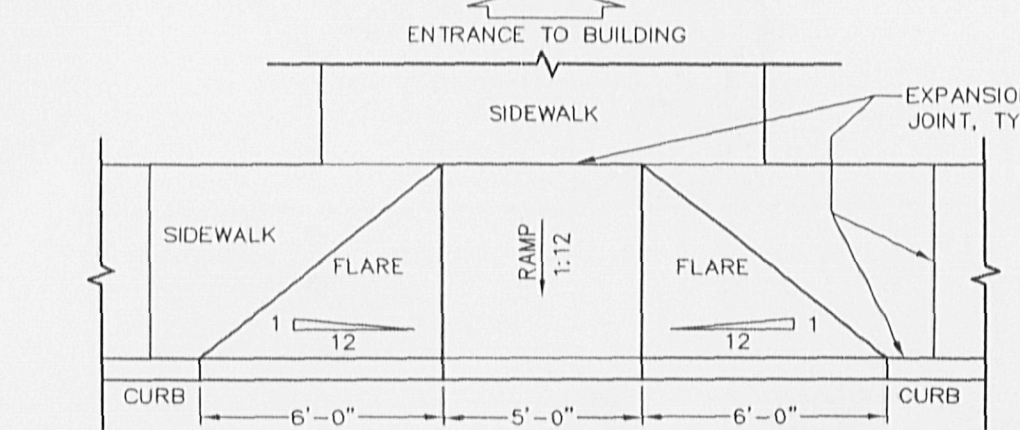
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
OCT 17 2006



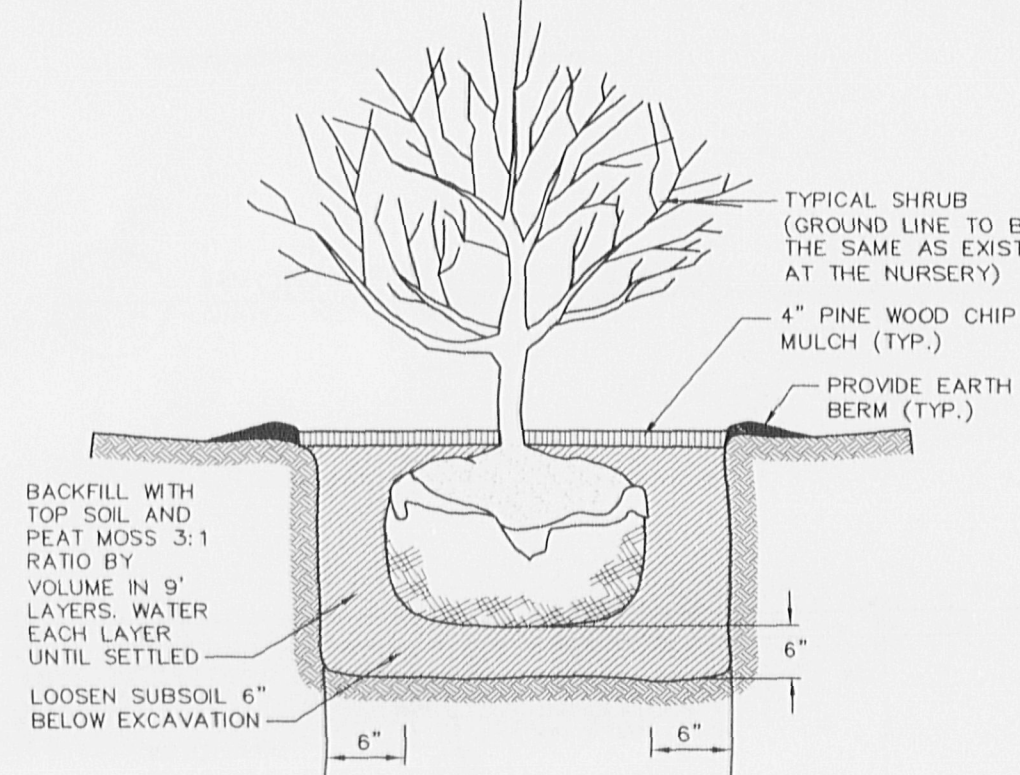
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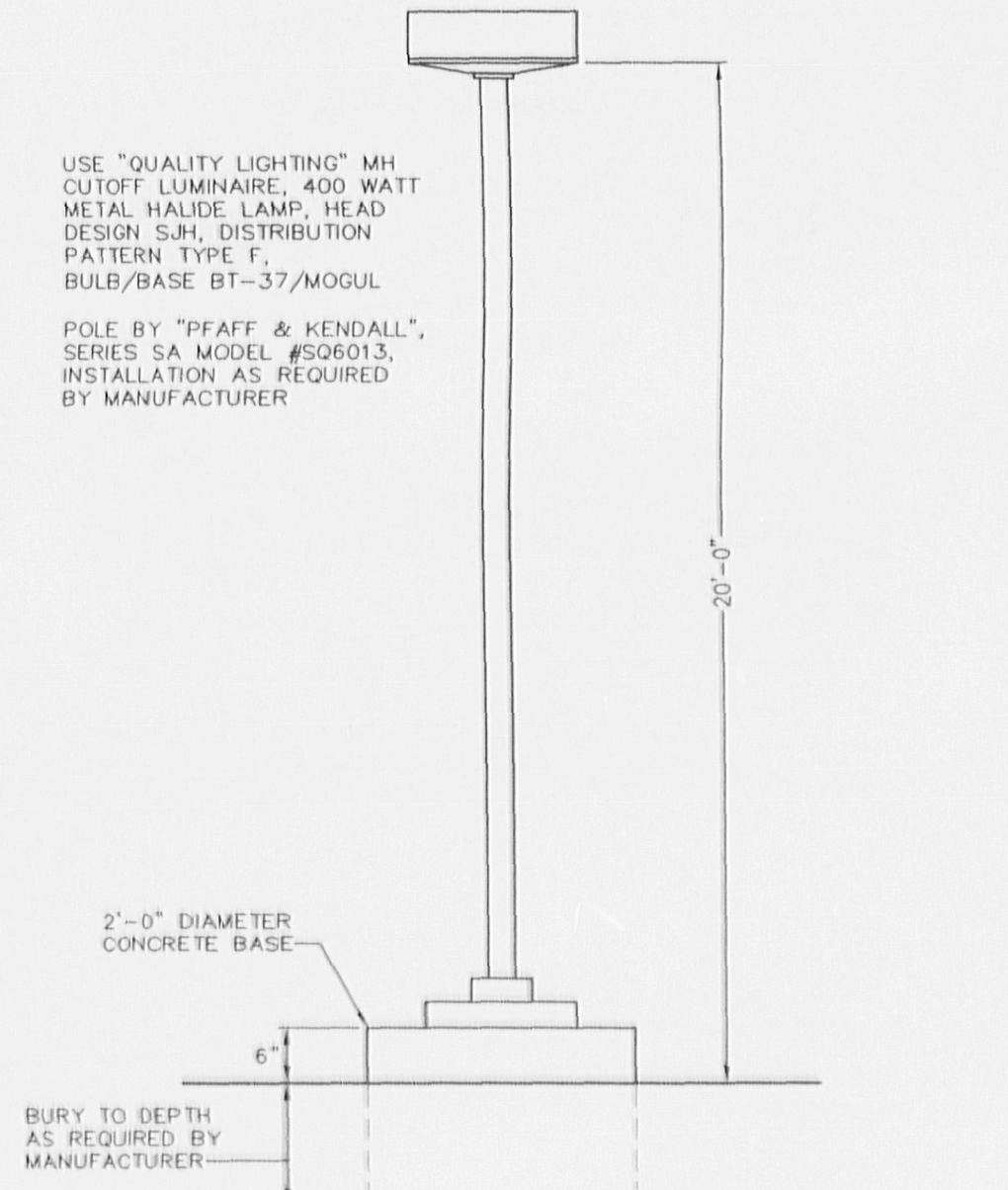
1 REGULAR DUTY PAVEMENT DETAIL
DT-1 SCALE: NOT TO SCALE



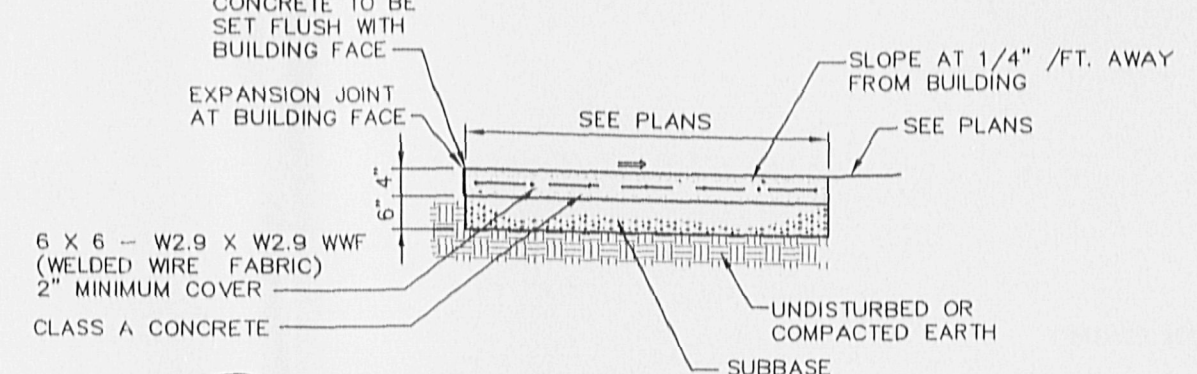
3 DROP CUB RAMP DETAIL
DT-1 SCALE: NOT TO SCALE



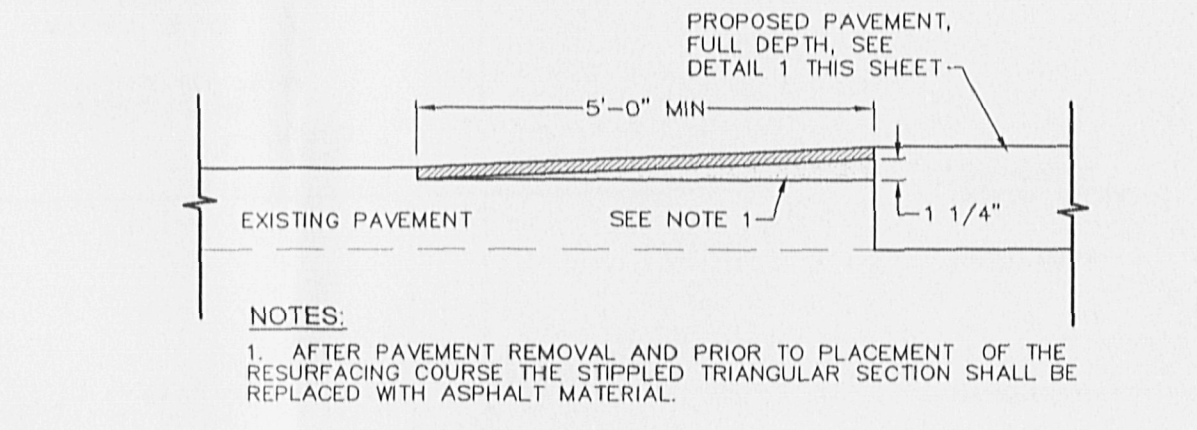
8 SHRUB PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



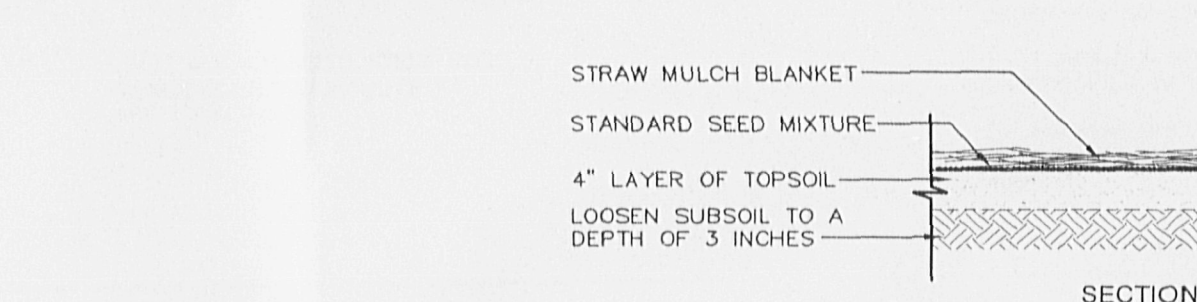
10 EXTERIOR LIGHT POLE DETAIL
DT-1 SCALE: NOT TO SCALE



2 SIDEWALK DETAIL
DT-1 SCALE: NOT TO SCALE



4 PAVEMENT KEY DETAIL
DT-1 SCALE: NOT TO SCALE



9 SEEDING DETAIL - PERMANENT COVER
DT-1 SCALE: NOT TO SCALE

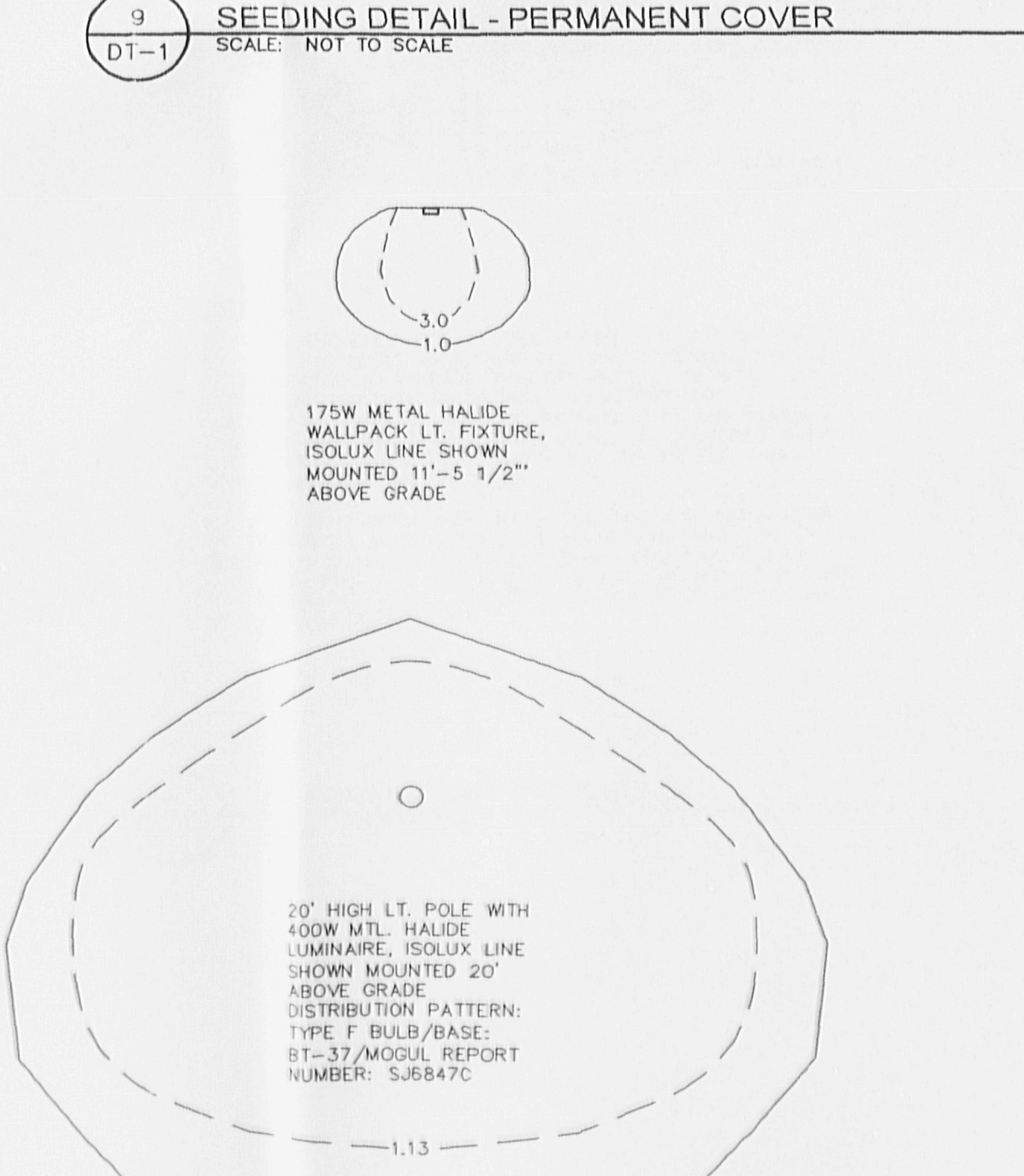
NOTES:

1. LOOSEN, SCARIFY SOIL TO A DEPTH OF 3 INCHES.
2. SPREAD TOPSOIL TO A DEPTH OF 4 INCHES.
3. APPLY 5-10-5 FERTILIZER EVENLY AT A RATE OF 40 POUNDS PER 1000 SQUARE FEET.
4. SEED WITH STANDARD MIXTURE AT THREE POUNDS PER 1000 SQUARE FEET. SEE CHART.
5. MULCH: DRY APPLICATION, BLANKET OF STRAW (FREE OF WEEDS), 100 POUNDS PER 1000 SQUARE FEET, WEIGHT BASED ON A 15% MOISTURE CONTENT.

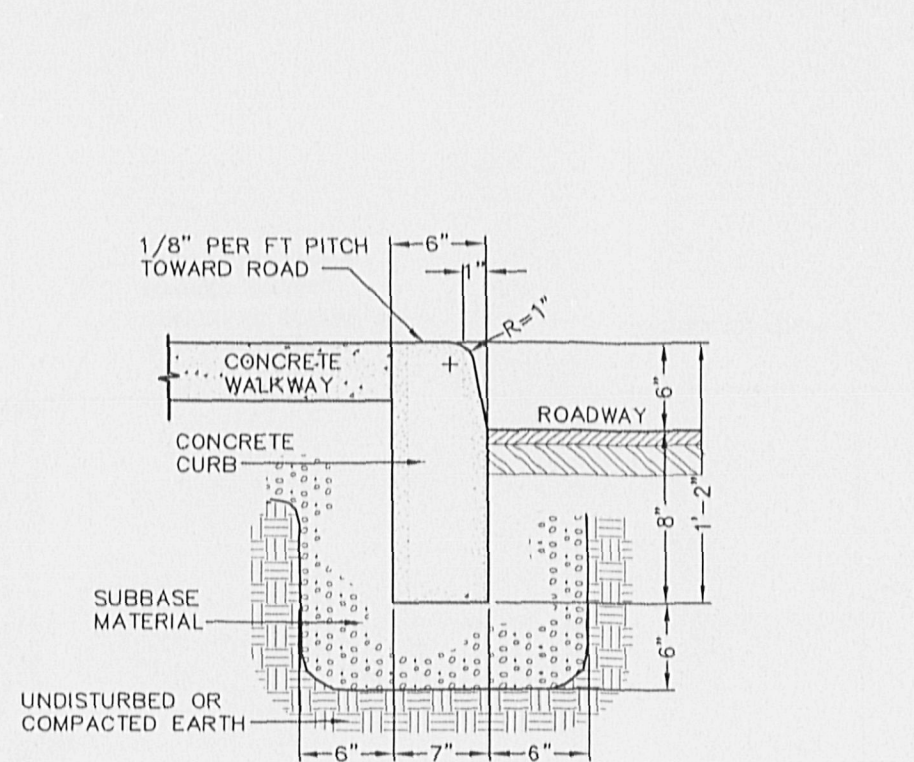
APPROXIMATELY EQUAL PORTIONS OF 2 OR MORE IMPROVED BLUEGRASS VARIETIES AS LISTED IN THE CORNELL RECOMMENDATIONS FOR TURF GRASS.

** ONE OR MORE OF THE IMPROVED RYEGRASS VARIETIES AS LISTED IN THE CORNELL RECOMMENDATIONS FOR TURFGRASS.

STANDARD SEED MIXTURE			
AMOUNT BY WEIGHT MIXTURE	SPECIES OR VARIETY	PURITY	GERMINATION
20% MIN	KENTUCKY BLUEGRASS BLEND*	95% MIN	80% MIN
40% MIN	RED FESCUE	97% MIN	80% MIN
40% MAX	PERENNIAL RYE**	98% MIN	85% MIN



11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



5 CONCRETE CURB DETAIL
DT-1 SCALE: NOT TO SCALE

NOTES:

1. CURB SHALL BE CONSTRUCTED OF CLASS 'A' CONCRETE. CONCRETE SHALL NOT BE PLACED AT ATMOSPHERIC TEMPERATURES BELOW 40°. REQUIRED MIN. AIR ENTRAINMENT SHALL BE 6%.
2. EXPANSION JOINTS SHALL BE PLACED EVERY 10'.

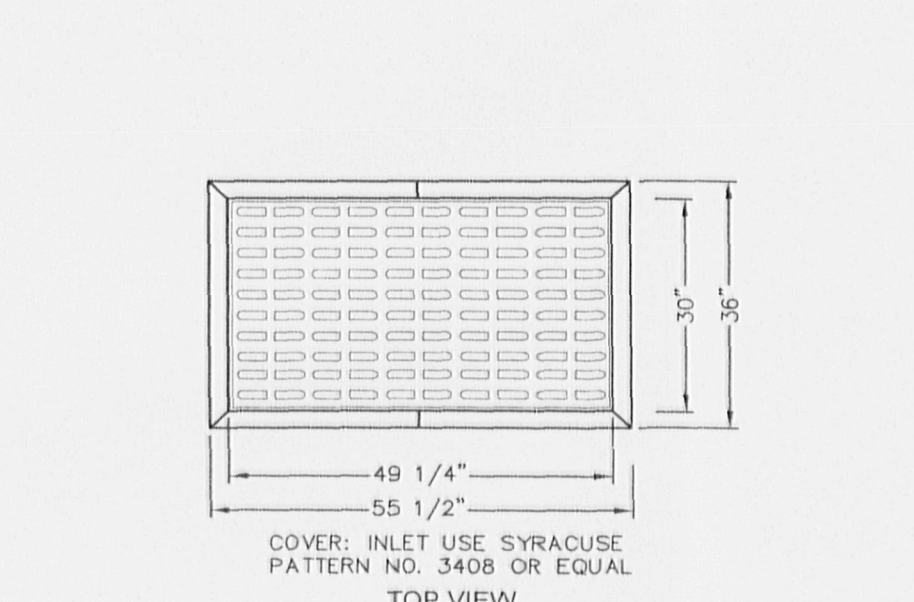
5 CONCRETE CURB DETAIL
DT-1 SCALE: NOT TO SCALE



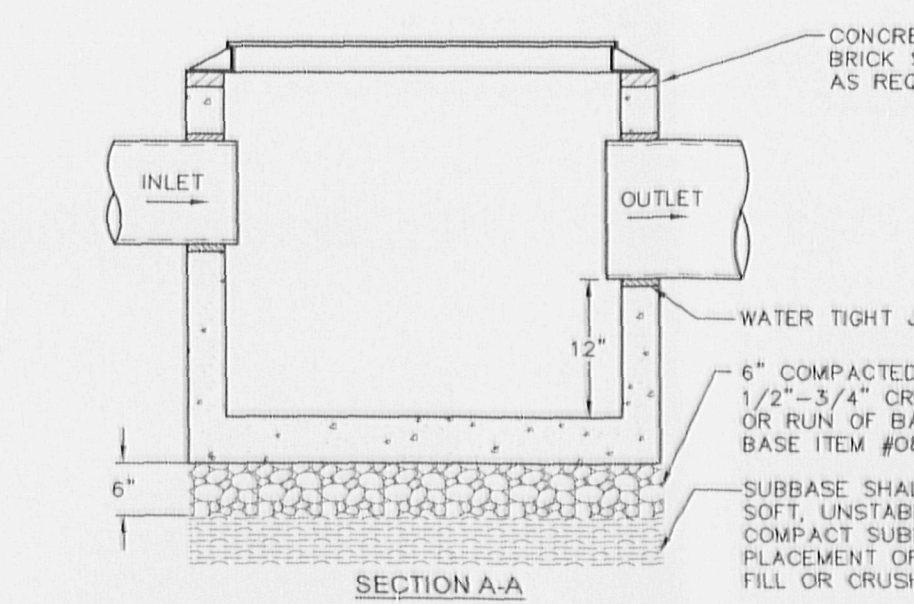
6 PARKING SPACE STRIPING DETAILS
DT-1 SCALE: NOT TO SCALE



7 TREE PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



12 TYPICAL STORM PIPE IN TRENCH DETAIL
DT-1 SCALE: NOT TO SCALE

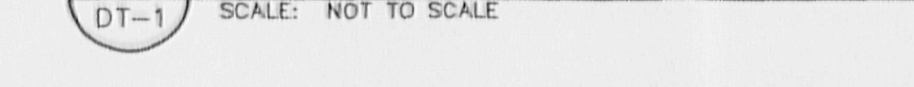


13 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION FOR H-20 VEHICULAR LOADING.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48\"/>

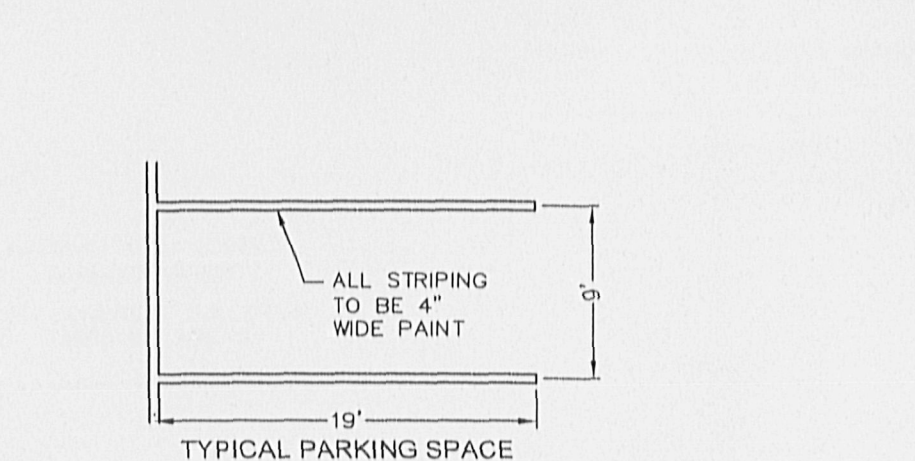
13 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



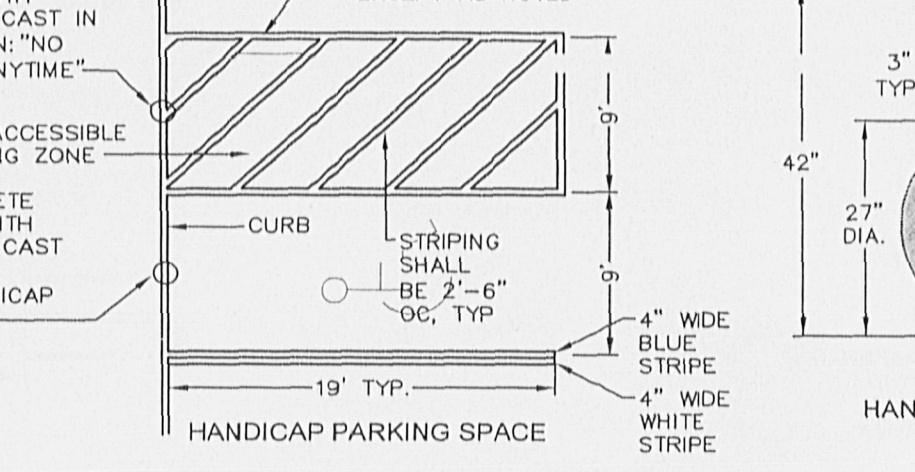
14 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



15 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



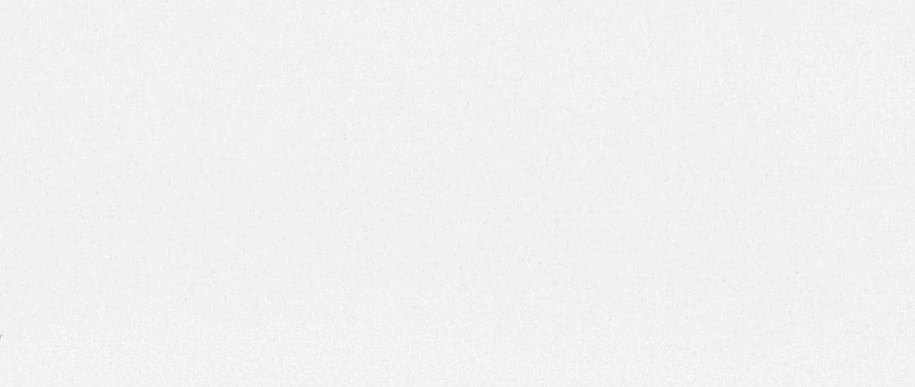
6 PARKING SPACE STRIPING DETAILS
DT-1 SCALE: NOT TO SCALE



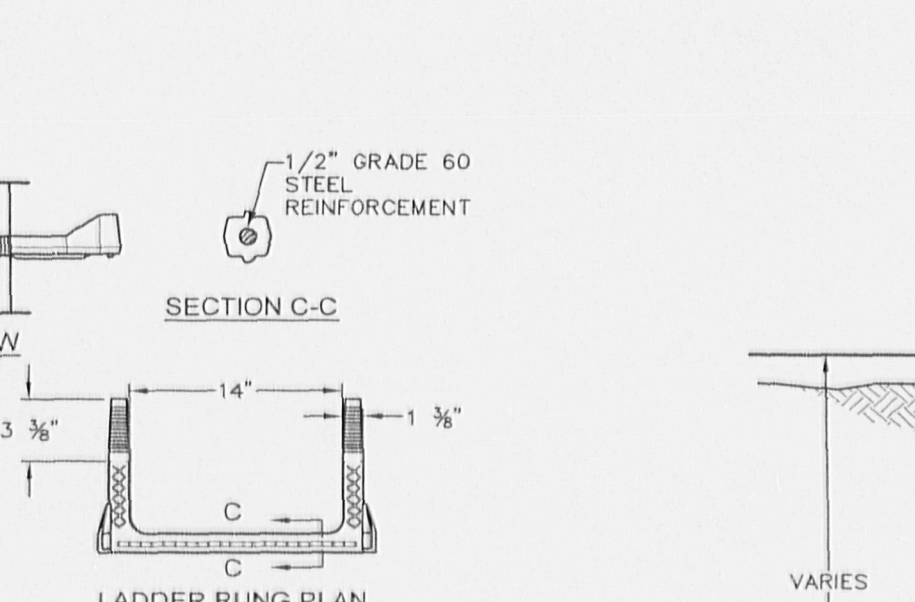
7 TREE PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



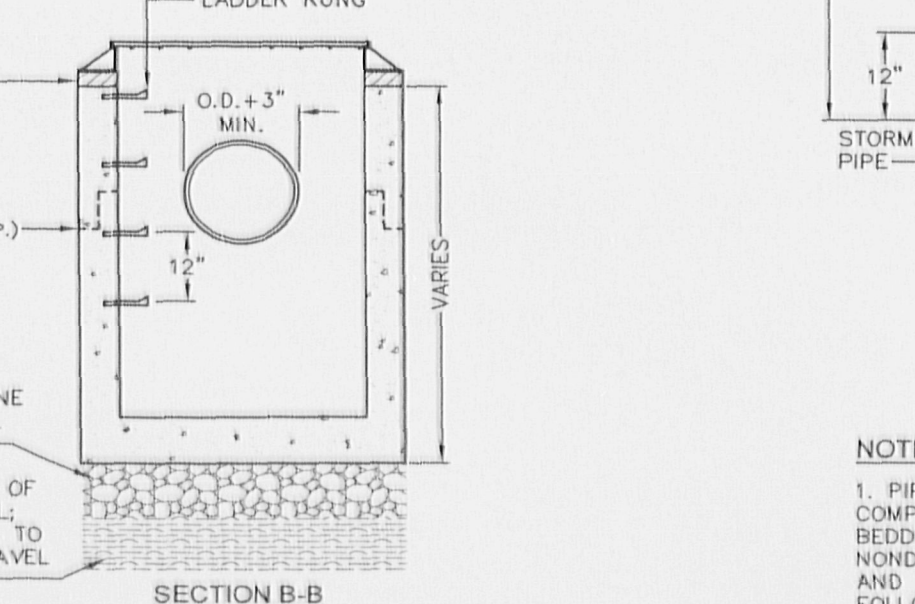
8 SHRUB PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



9 SEEDING DETAIL - PERMANENT COVER
DT-1 SCALE: NOT TO SCALE



10 EXTERIOR LIGHT POLE DETAIL
DT-1 SCALE: NOT TO SCALE

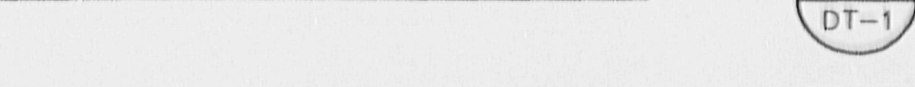


11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

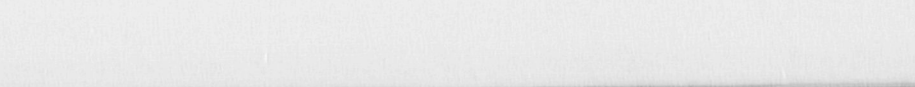
NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION FOR H-20 VEHICULAR LOADING.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48\"/>

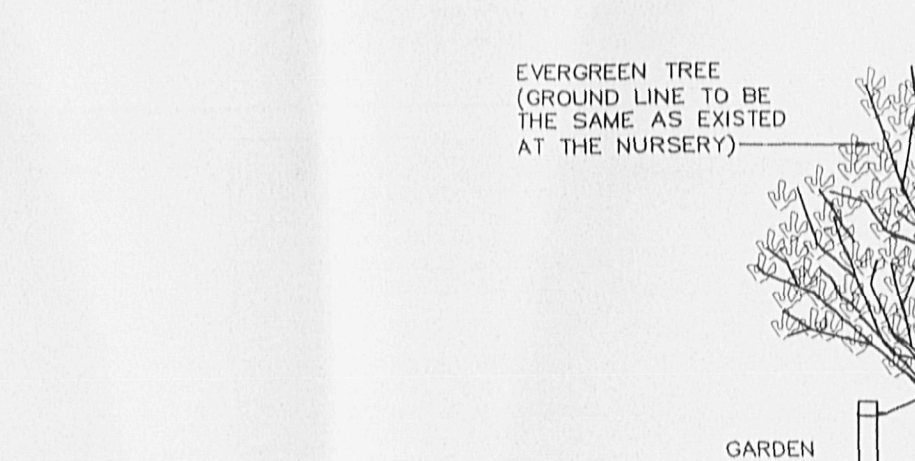
11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



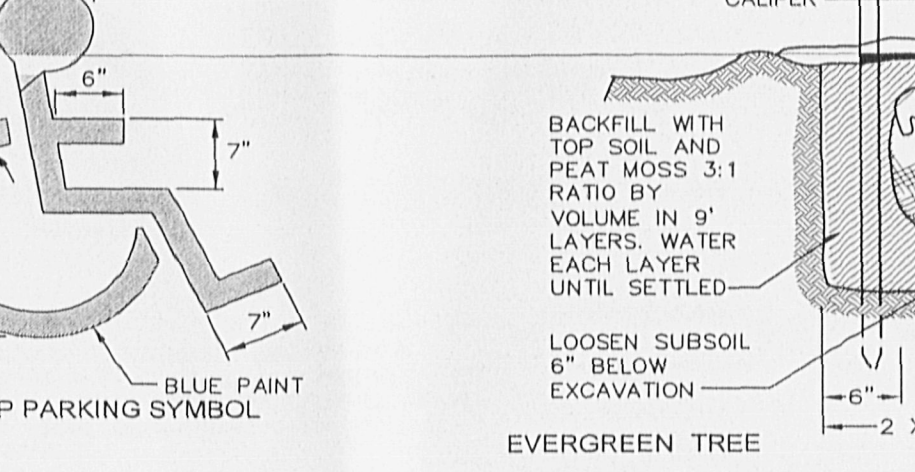
12 TYPICAL STORM PIPE IN TRENCH DETAIL
DT-1 SCALE: NOT TO SCALE



13 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



6 PARKING SPACE STRIPING DETAILS
DT-1 SCALE: NOT TO SCALE



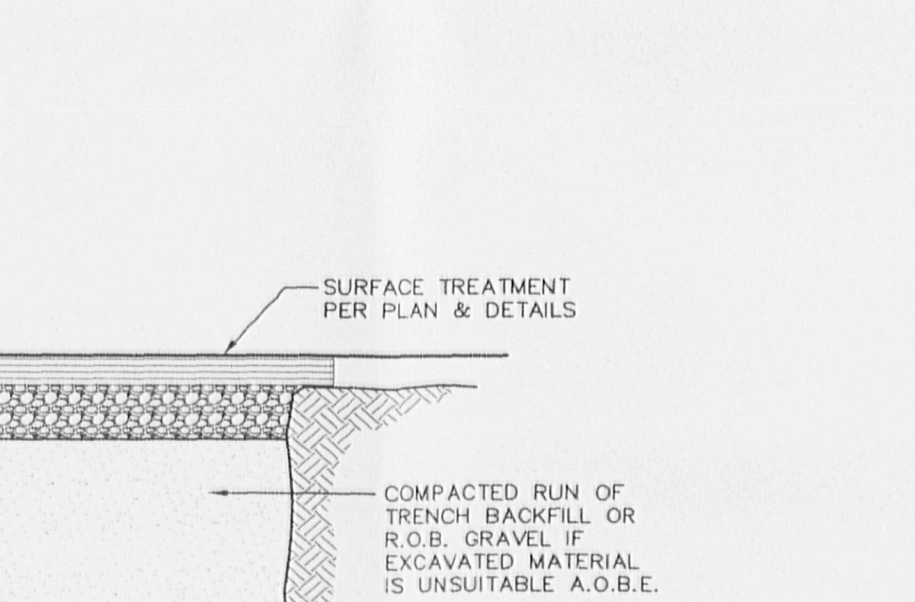
7 TREE PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



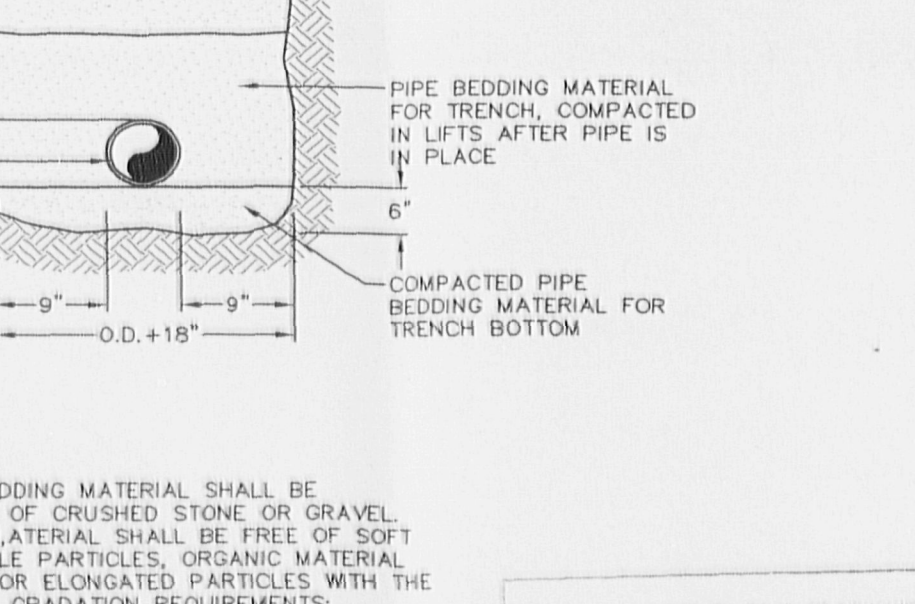
8 SHRUB PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



9 SEEDING DETAIL - PERMANENT COVER
DT-1 SCALE: NOT TO SCALE



10 EXTERIOR LIGHT POLE DETAIL
DT-1 SCALE: NOT TO SCALE

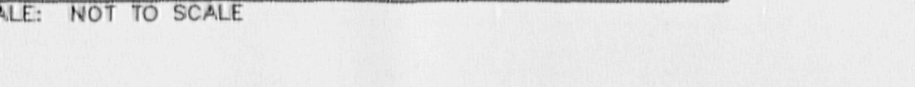


11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION FOR H-20 VEHICULAR LOADING.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48\"/>

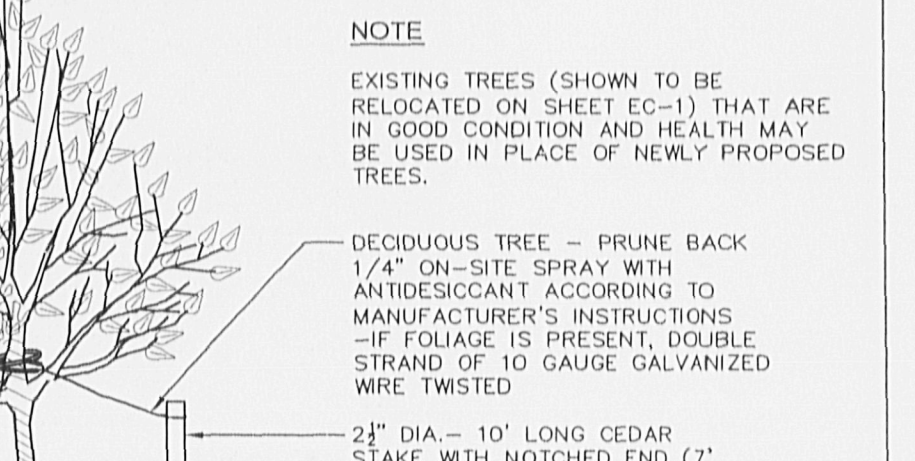
11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



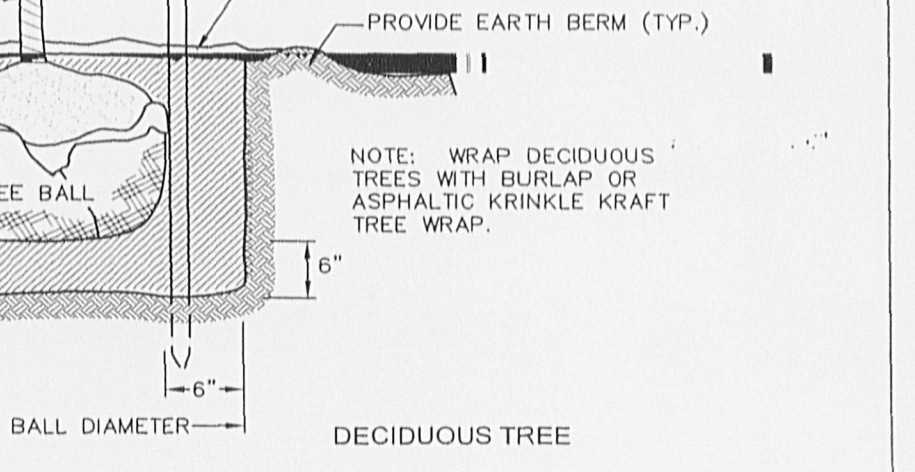
12 TYPICAL STORM PIPE IN TRENCH DETAIL
DT-1 SCALE: NOT TO SCALE



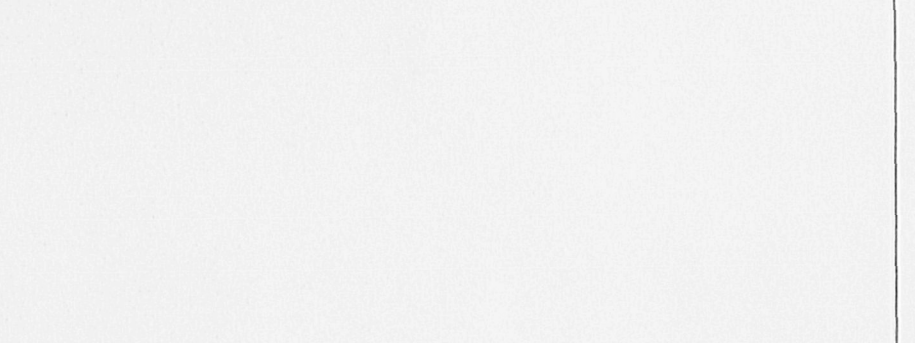
13 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE



6 PARKING SPACE STRIPING DETAILS
DT-1 SCALE: NOT TO SCALE



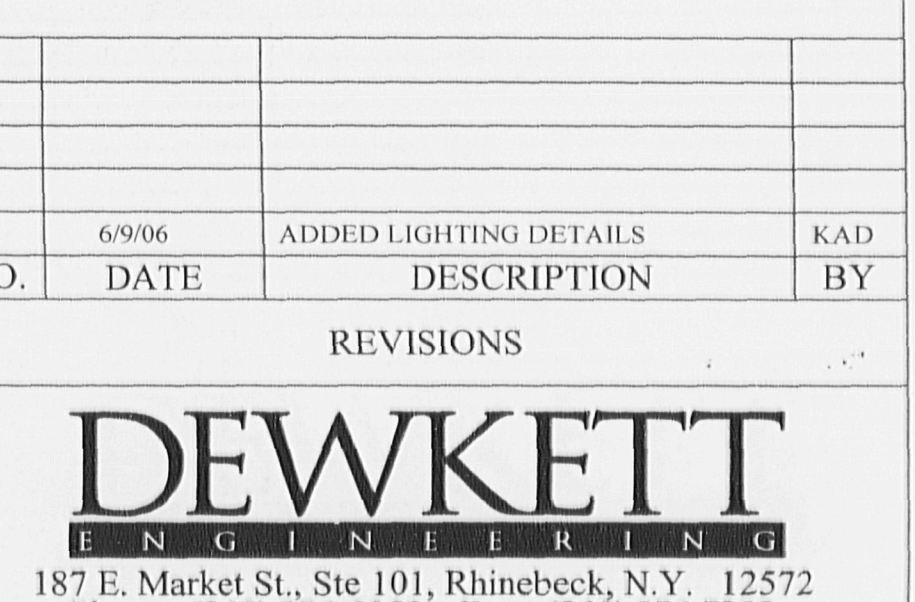
7 TREE PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



8 SHRUB PLANTING DETAIL
DT-1 SCALE: NOT TO SCALE



9 SEEDING DETAIL - PERMANENT COVER
DT-1 SCALE: NOT TO SCALE



10 EXTERIOR LIGHT POLE DETAIL
DT-1 SCALE: NOT TO SCALE

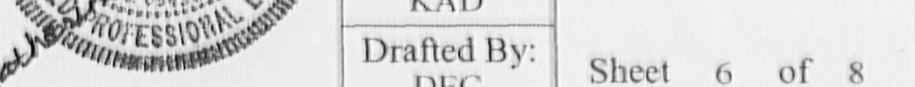


11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

NOTES:

1. CATCH BASIN SHALL BE PRECAST CONCRETE, DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
2. FRAME AND COVER SHALL BE DESIGNED FOR H-20 VEHICULAR LOADING AND 25% IMPACT.
3. CONCRETE CATCH BASIN CASTING CLEAR OPENING DIMENSION MUST MATCH FRAME AND GRATE CLEAR OPENING DIMENSION FOR H-20 VEHICULAR LOADING.
4. CATCH BASINS HAVING A DEPTH GREATER THAN 48\"/>

11 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

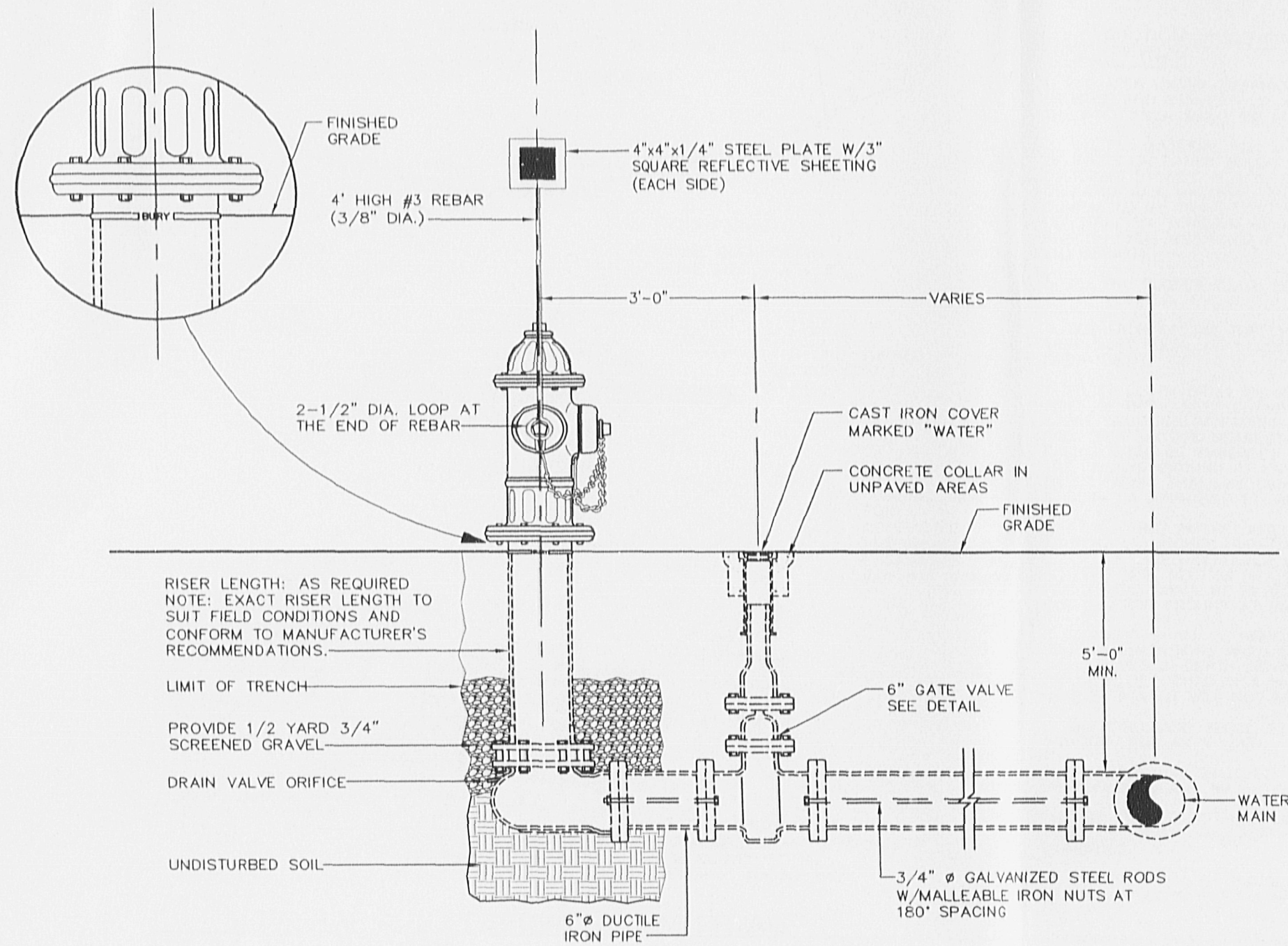


12 TYPICAL STORM PIPE IN TRENCH DETAIL
DT-1 SCALE: NOT TO SCALE

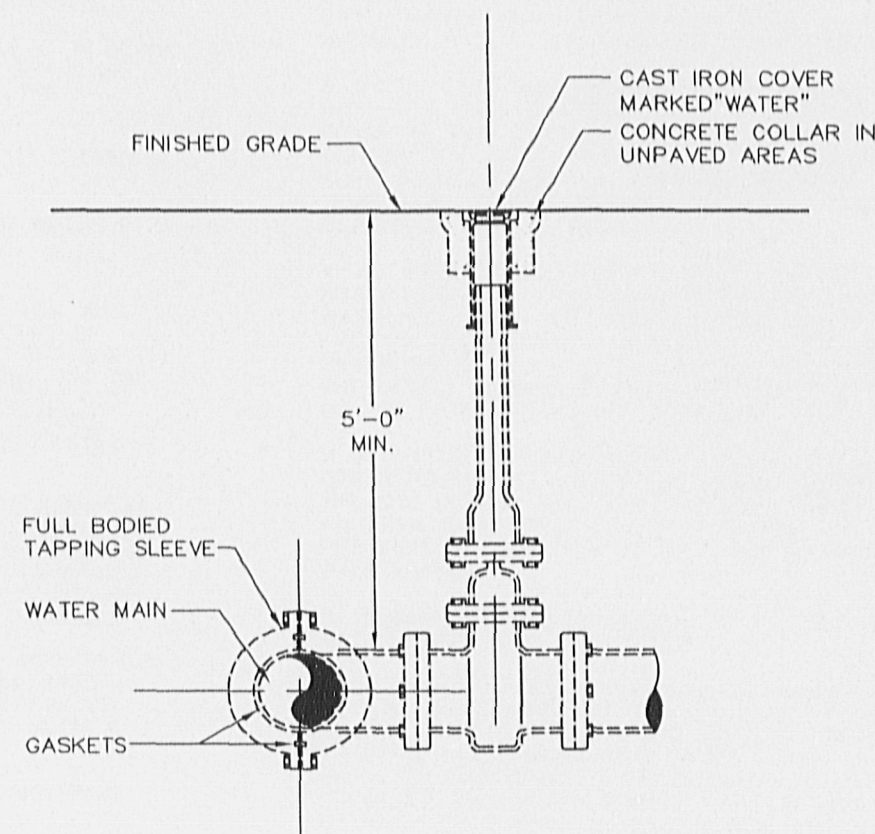


13 CATCH BASIN DETAIL
DT-1 SCALE: NOT TO SCALE

1	6/9/06	ADDED LIGHTING DETAILS	KAD
NO.	DATE	DESCRIPTION	BY
REVISIONS			
DEWKETT ENGINEERING 187 E. Market St., Ste 101, Rhinebeck, N.Y. 12572 Phone: (845) 876-5250 Fax: (845) 876-7209 www.dewkett.com			
PROJECT NAME: NEW WINDSOR BUSINESS PARK SITE PLAN AMENDMENT			
276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK			
Prepared for: NEW WINDSOR BUSINESS PARK ASSOCIATES			
TITLE OF DRAWING: SITE DETAILS AND STORMWATER DETAILS			
Project No: 06007.000	Date: 4/13/06	Scale: AS SHOWN	
File Name: DETAILS-06007	Design By: KAD	Checked By: KAD	DRAWING NO: DT-1
Drafted By: DEC	Sheet 6 of 8		

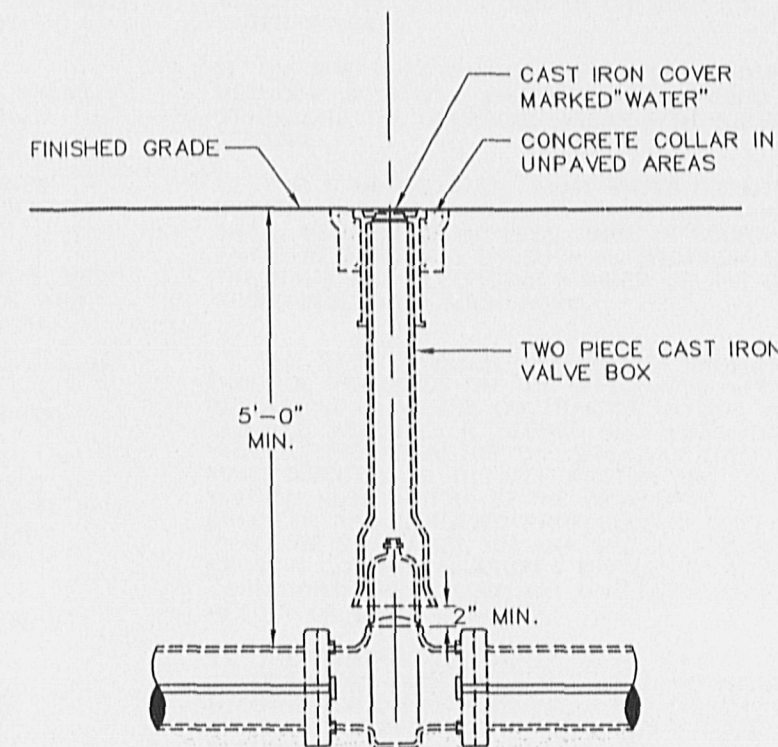


1 HYDRANT ASSEMBLY DETAIL
DT-2 SCALE: NOT TO SCALE



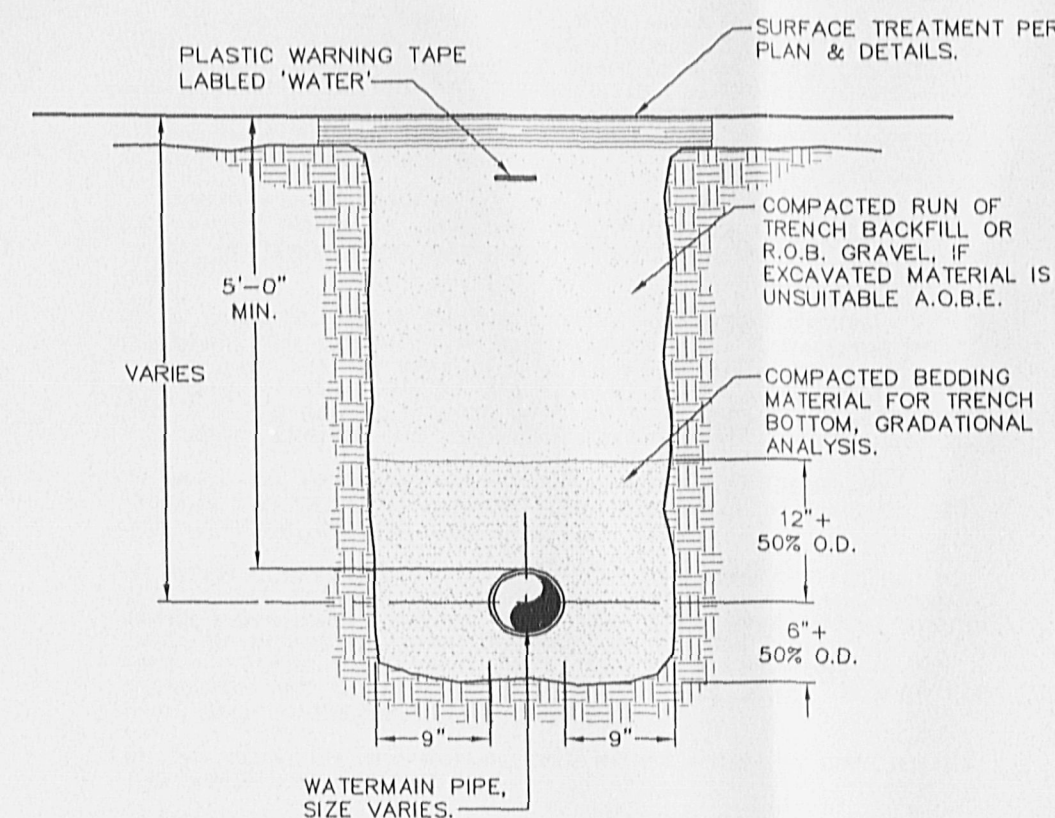
- NOTES:
1. WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF REGULATORY AGENCY.
 2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH REGULATORY AGENCY.
 3. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED AS PER REGULATORY AGENCY.

2 TAPPING SLEEVE AND VALVE DETAIL
DT-2 SCALE: NOT TO SCALE



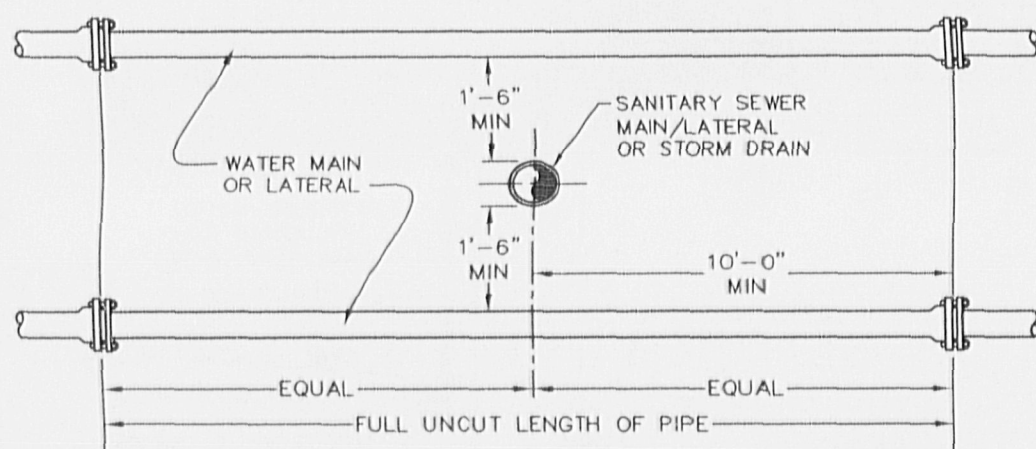
- NOTES:
1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION TO BE COORDINATED WITH WATER REGULATORY AGENCY.
 2. MINIMUM DISTANCE TO JOINTS, FITTINGS OR OTHER WET TAPS OR STOPS SHALL BE MAINTAINED AS PER REGULATORY AGENCY.

3 TYPICAL GATE VALVE DETAIL
DT-2 SCALE: NOT TO SCALE

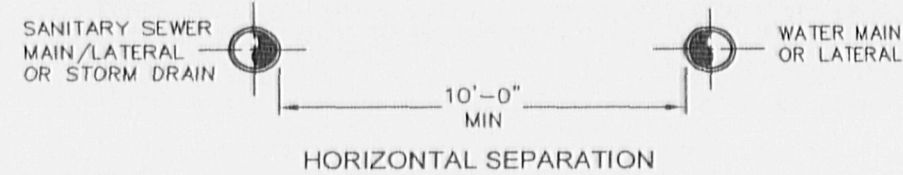


- NOTES:
1. PIPE BEDDING SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND GRADED FROM FINE TO COARSE PARTICLES, OR A GRADED MIXTURE OF CRUSHED STONE OR CRUSHED GRAVEL. BEDDING MATERIAL OR STONE GRADATIONS USED SHALL BE APPROVED BY THE ENGINEER.
 2. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND WATER SERVICE PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING.
 3. THE PROPOSED WATERMAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF FIVE (5) FEET AND SHALL BE CEMENT LINED DUCTILE IRON, CLASS 52.
 4. SHEETING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

4 WATER PIPE IN TRENCH DETAIL
DT-2 SCALE: NOT TO SCALE



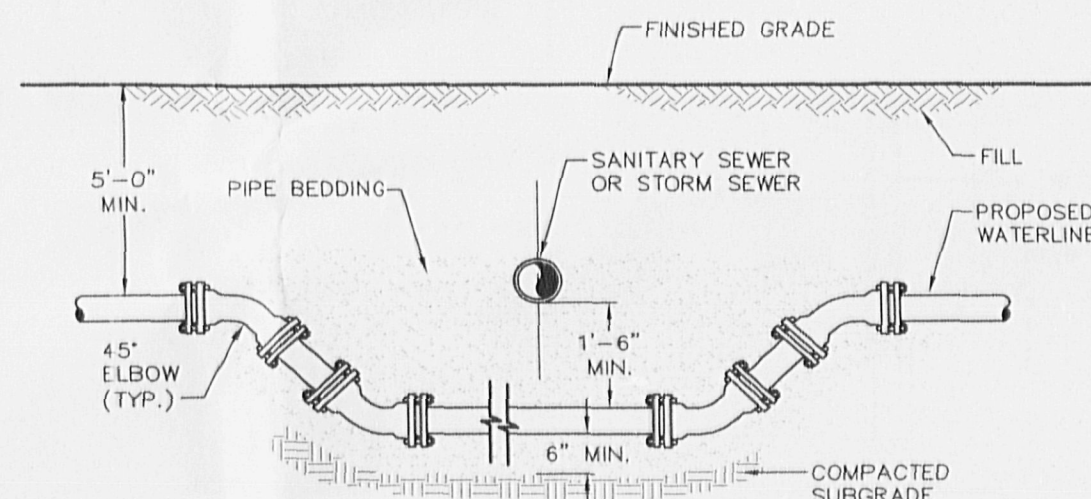
VERTICAL SEPARATION



HORIZONTAL SEPARATION

- NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONCRETE ENCASUREMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

5 SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL
DT-2 SCALE: NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATERMAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATERMAIN AND THE SEWERMAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS, OR ENCASED IN CONCRETE IN ACCORDANCE WITH HEALTH DEPARTMENT.

6 WATERLINE OFFSET DETAIL
DT-2 SCALE: NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

REVISIONS

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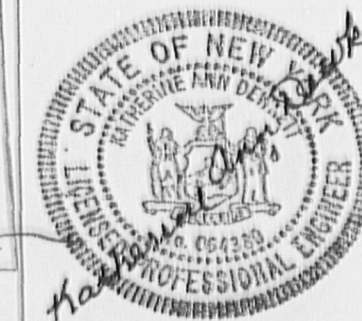
PROJECT NAME:
NEW WINDSOR
BUSINESS PARK
SITE PLAN AMENDMENT

276 TEMPLE HILL RD, NEW WINDSOR, NEW YORK

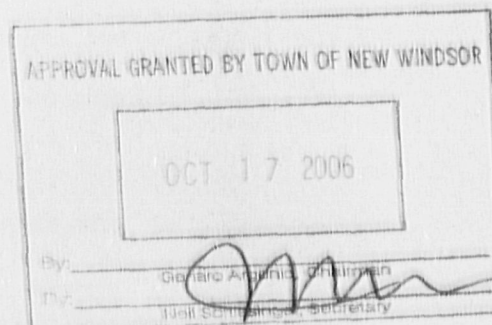
Prepared for:
NEW WINDSOR BUSINESS PARK ASSOCIATES

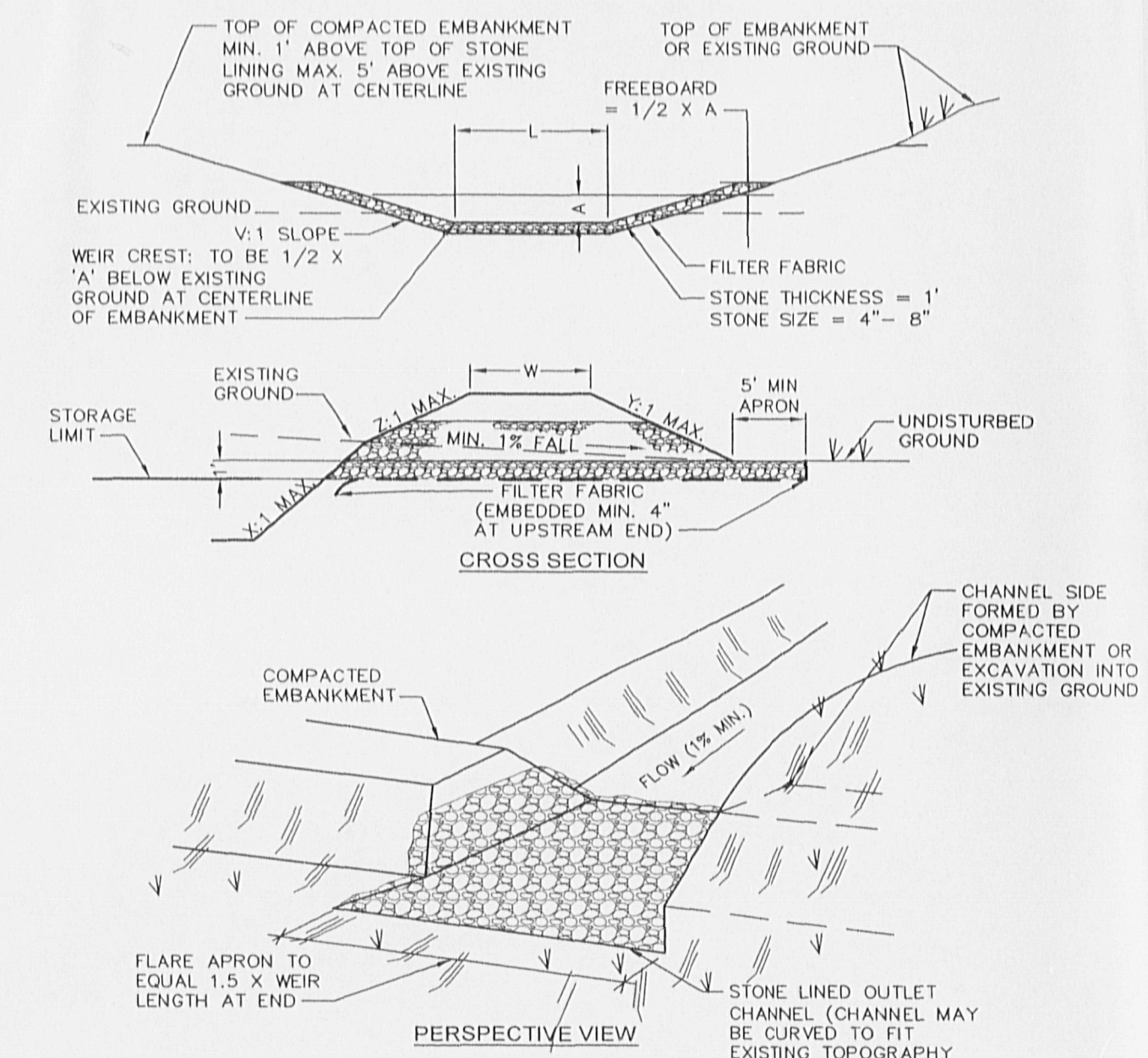
TITLE OF DRAWING:
WATER DETAILS

Project No: 06007.000 Date: 6/9/06 Scale: AS SHOWN

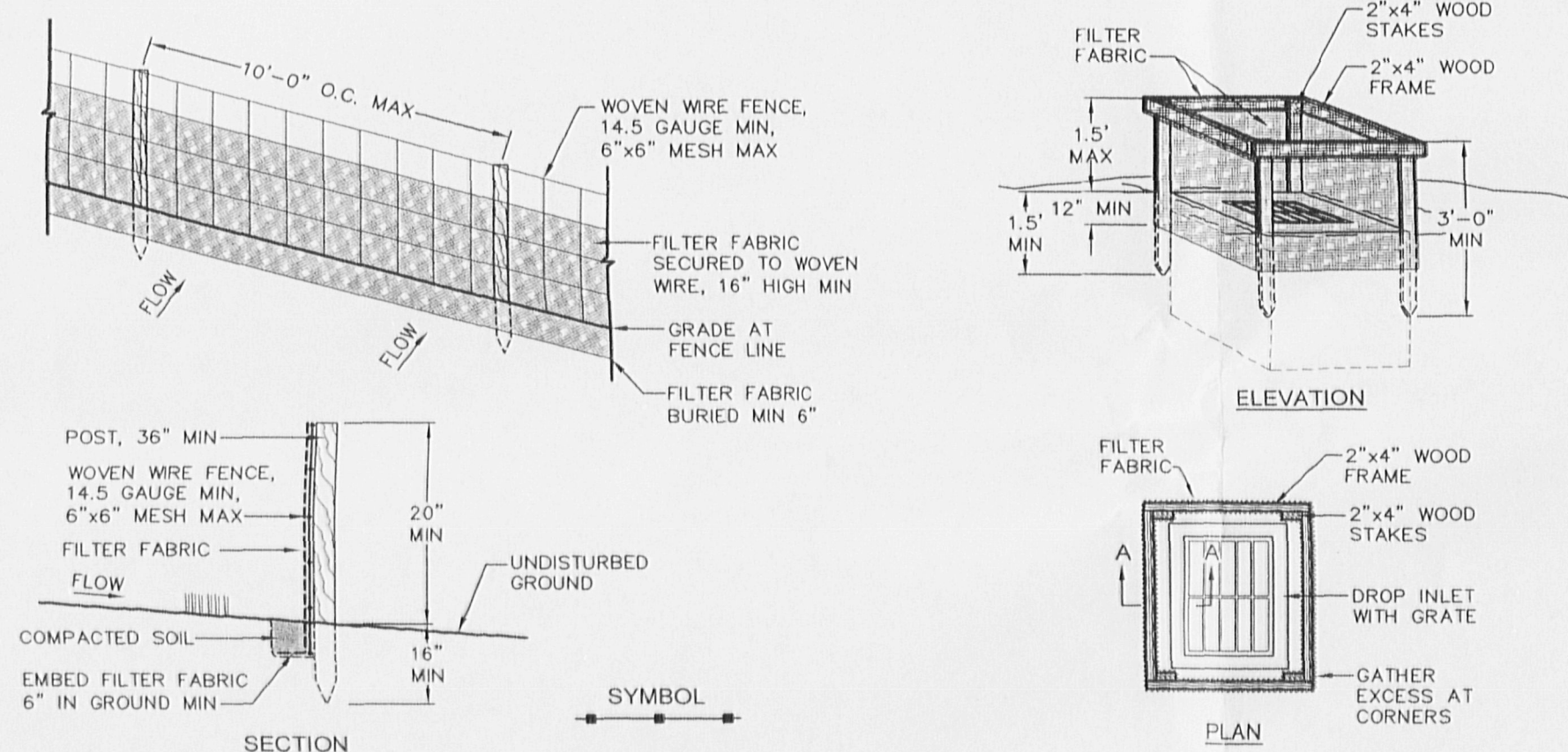


File Name: DETAILS-06007
Design By: KAD
Checked By: KAD
Drafted By: DEC
DRAWING NO:
DT-2
Sheet 7 of 8



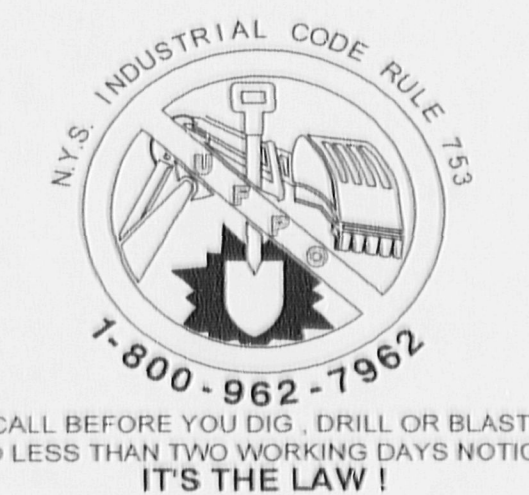


1
DT-3
RIP-RAP OUTLET SEDIMENT TRAP DETAIL
SCALE: NOT TO SCALE



- NOTES:
- FENCE SHALL BE WOVEN WIRE, 14.5 GAUGE MIN WITH 6"x6" MESH MAX. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - POSTS SHALL BE STEEL EITHER TYPE 'U' OR TYPE 'T' OR HARDWOOD.
 - FILTER FABRIC SHALL BE MIRAFI 100X, STABILINKA 1140N OR APPROVED EQUIVALENT. FILTER FABRIC SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVROFENCE OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

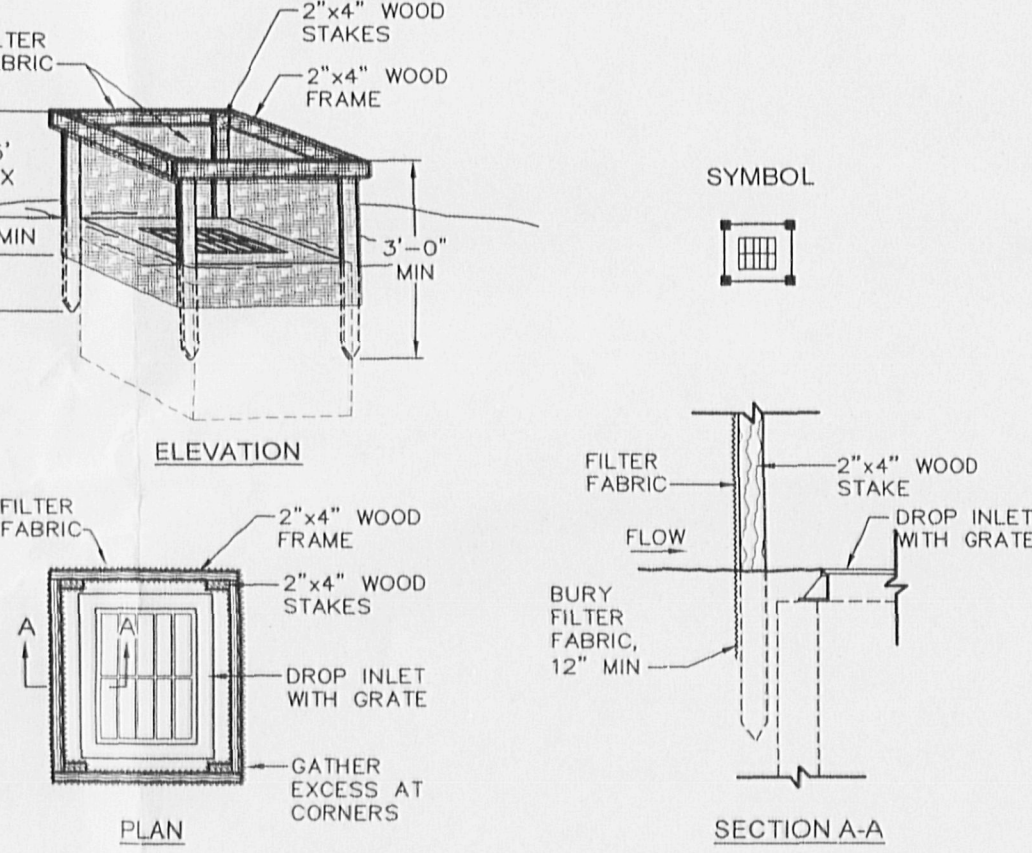
2
DT-3
SILT FENCE DETAIL
SCALE: NOT TO SCALE



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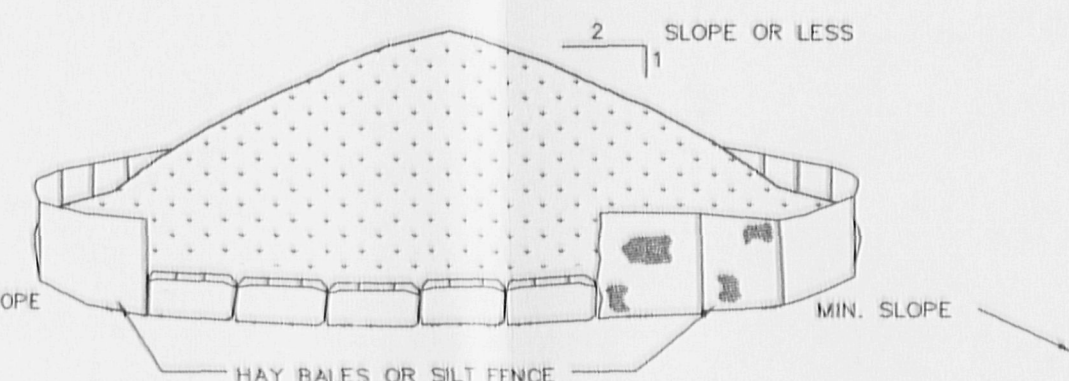
CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTLET SEDIMENT TRAP

- THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
- THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVERSIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE FIVE (5) FEET, MEASURED AT THE CENTERLINE OF THE EMBANKMENT.
- ALL FILL SLOPES SHALL BE 2:1 OR FLATTER, CUT SLOPES 1:1 OR FLATTER.
- ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF THE EMBANKMENT.
- FILTER CLOTH SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTIONS OF FABRIC MUST OVERLAP AT LEAST ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO THE EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL. FILTER FABRIC SHALL BE CONTECH NON-WOVEN GEOTEXTILE C-60N OR APPROVED EQUAL.
- STONE USED IN THE OUTLET CHANNEL SHALL BE FOUR (4) TO EIGHT (8) INCHES (RIP-RAP), TO PROVIDE A FILTERING EFFECT. A LAYER OF FILTER CLOTH SHALL BE EMBEDDED ONE (1) FOOT WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST SIX (6) INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
- SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRED AS NEEDED.
- CONSTRUCTION SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
- THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- STAKES SHALL BE PLACED IN THE GROUND (2 MIN.) INDICATING CLEAN OUT ELEVATION.



- CONSTRUCTION SPECIFICATIONS
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPACES SHALL BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

3
DT-3
FILTER FABRIC DROP INLET PROTECTION
SCALE: NOT TO SCALE

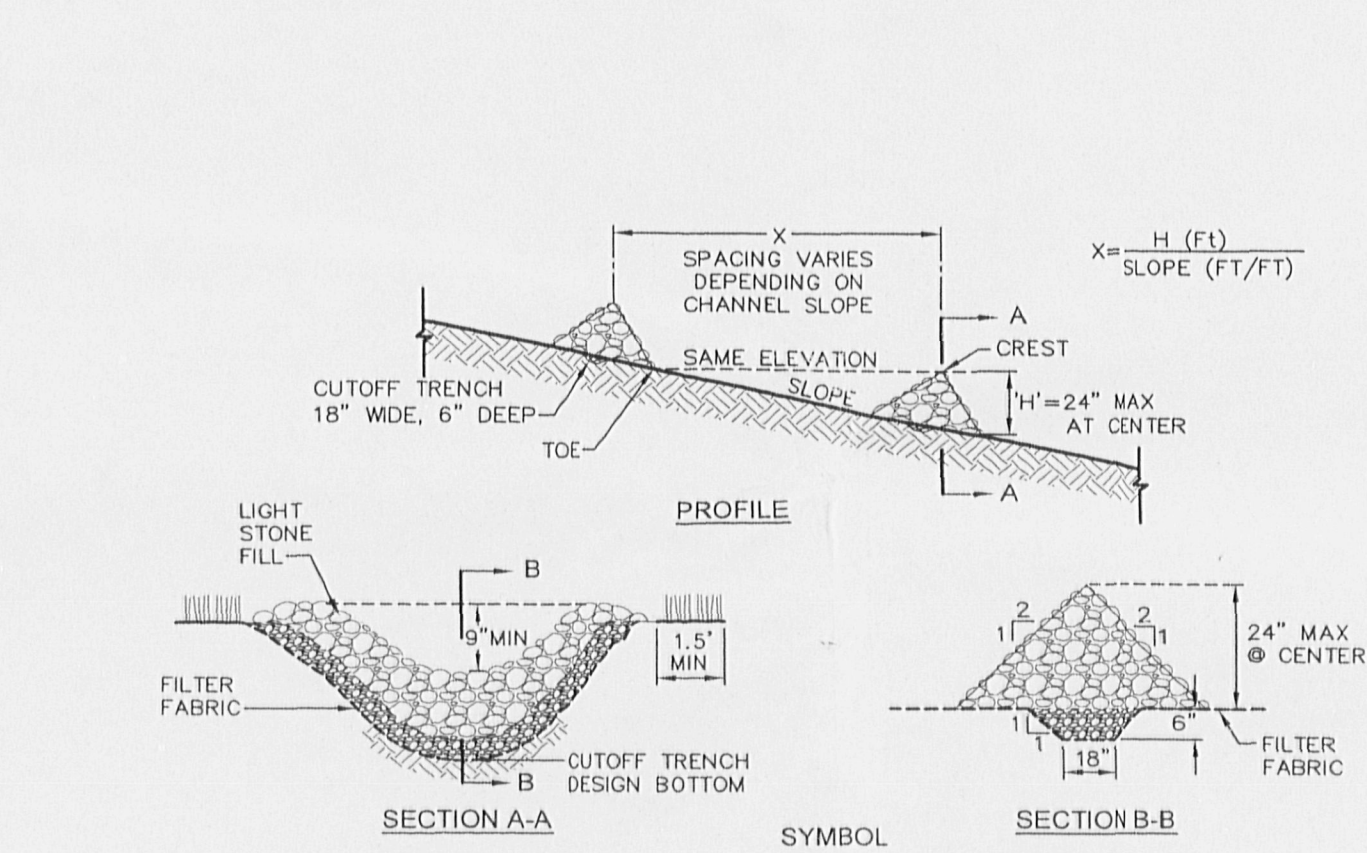


- INSTALLATION NOTES
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:1.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE AND HAY BALES.

6
DT-3
SOIL STOCK PILE DETAIL
SCALE: NOT TO SCALE

STORM WATER MANAGEMENT AND EROSION CONTROL NOTES

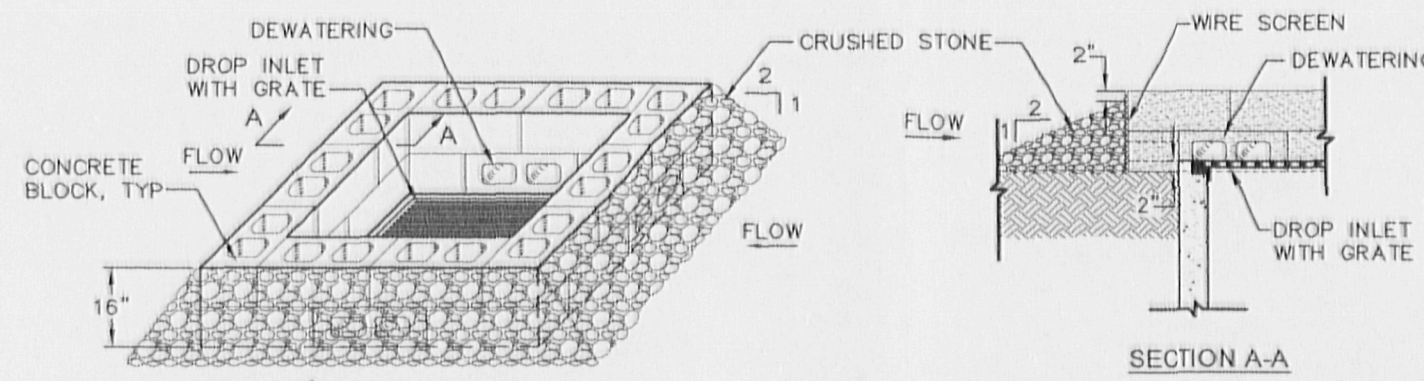
- ALL EROSION CONTROL MEASURES EMPLOYED DURING CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
- ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASIN SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
- IF THE CONSTRUCTION PROCESS EXPOSES SIGNIFICANT SOIL AREAS (NO MORE THAN 5 ACRES) FOR ANY LENGTH OF TIME, INCREASED POTENTIAL FOR EROSION AND DUST CREATION WILL OCCUR. THE CONTRACTOR SHALL PROVIDE, AT THE TOWN ENGINEER'S DIRECTION, SUPPLEMENTAL SURFACE TREATMENTS (SUCH AS HAY BALE LINES, TEMPORARY SWALES, RIP-RAP INTERCEPT POOLS, AND DUST CONTROL MEASURES) MAY BE REQUIRED.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE SOIL AND WATER CONSERVATION SOCIETY DOCUMENT "GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL," UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION GUIDELINES, AND THE LATEST "URBAN EROSION AND SEDIMENT CONTROL GUIDE BOOK" OF THE DUTCHESS COUNTY SOIL AND WATER CONSERVATION DISTRICT.
- ANY PILE OF CONSTRUCTION DEBRIS, PARKING LOT MACADAM, OR OTHER POTENTIALLY EROSIONARY MATERIAL, TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE OR HAY BALE BARRIER.
- PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH THIS SHEET.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE RE-DISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILITY. TEMPORARY COVER: RAPIDLY GERMINATING ANNUAL GRASS = 30 LBS PER ACRE. PERENNIAL RYE GRASS = 100 LBS PER ACRE. CEREAL RYE = 30 LBS PER ACRE. PERMANENT COVER: SEE DETAIL THIS SHEET.
- GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEED BED PREPARATION, SEEDING AND MULCH APPLICATION.
- WHERE TOPSOIL IS TO BE PLACED, REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3" IN DIAMETER, AND OTHER LITTER FROM UNDERLYING SOIL SURFACE. SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.



CONSTRUCTION SPECIFICATIONS

- STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
- SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
- PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
- ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

4
DT-3
CHECK DAM DETAILS
SCALE: NOT TO SCALE



- NOTES
- INLET PROTECTION SHALL BE PLACED IN ACCORDANCE WITH NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION BLOCKS SHALL BE SET 2" MINIMUM BELOW TOP OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - USE CLEAN STONE OR GRAVEL 1/2" TO 3/4" IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A SLOPE OF 2:1 OR FLATTER.

7
DT-3
PLACEMENT AND CONSTRUCTION OF AN INLET PROTECTION BARRIER
SCALE: NOT TO SCALE

9. WHERE TOPSOIL IS TO BE PLACED, REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3" IN DIAMETER, AND OTHER LITTER FROM UNDERLYING SOIL SURFACE. SCARIFY ALL COMPACTED SOILS PRIOR TO APPLYING TOPSOIL.

10. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OVER THE TREATED AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER PUDDLES.

11. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

12. THE TOWN ENGINEER, TOWN WATER DEPARTMENT, TOWN SEWER DEPARTMENT, TOWN BUILDING DEPARTMENT AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK AND BY SUCH NOTIFICATION SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

13. THE TOWN ENGINEER MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL (SEE NOTES 14 AND 15) SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NYSDEC NOT MAY NEED TO BE UPDATED AS A RESULT OF THESE CHANGES.

14. THE CONTRACTOR/OWNER SHALL HAVE A QUALIFIED PROFESSIONAL, AS DESCRIBED WITHIN THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY PERMIT NO. GP-02-01, CONDUCT SITE INSPECTIONS PRIOR TO CONSTRUCTION FOLLOWING THE COMMENCEMENT OF CONSTRUCTION AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. REFER TO SPDP FOR WHAT EACH INSPECTION SHALL CONSIST OF.

15. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A QUALIFIED PROFESSIONAL IN SEDIMENT AND EROSION CONTROL (HIRED BY CONTRACTOR/OWNER) SHALL CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER ONCE THE EROSION AND SEDIMENT CONTROL STRUCTURES HAVE BEEN INSTALLED. REFER TO 'STORMWATER POLLUTION PREVENTION PLAN' FOR WHAT EACH INSPECTION SHALL CONSIST OF.

16. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL POST AT THE SITE, IN A PUBLICLY-ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.

17. CONTRACTOR/OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH THE NYSDEC PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.

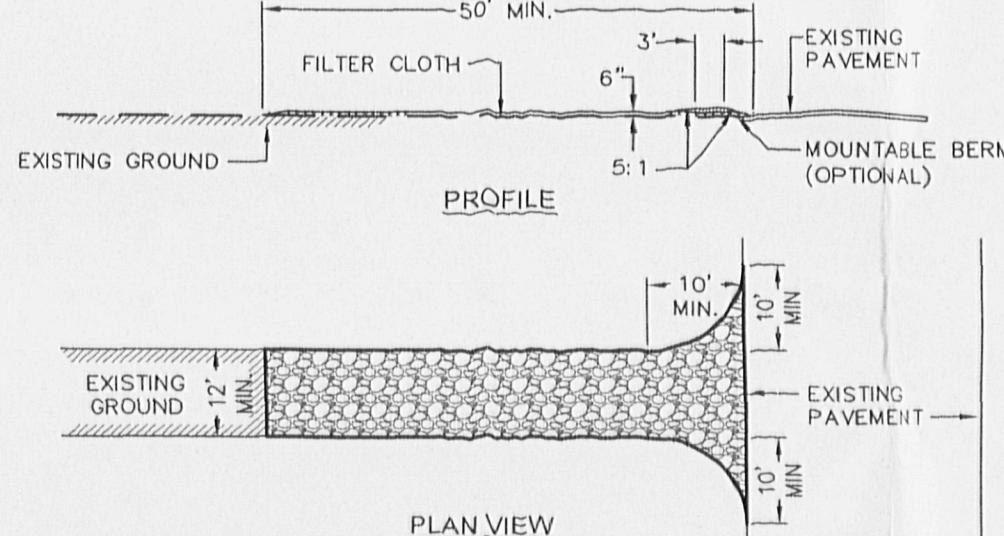
18. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, LATEST EDITION.

19. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER.

20. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM. THE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS ON-SITE, REFER TO SPDP FOR WHAT EACH INSPECTION SHALL CONSIST OF.

21. THE CONTRACTOR SHALL RESTORE GRASS AREAS AS DIRECTED BY THE OWNER AND THE ENGINEER.

22. DETAIL DIMENSIONS FOR STORMWATER QUALITY TREATMENT MEASURES ARE LOCATED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MEET THE REQUIREMENTS OF NYSDEC STORMWATER SPDES GP-02-01 PERMIT.



CONSTRUCTION ENTRANCE SPECIFICATIONS:

- STONE SIZE-USE 2" STONE OR RECLAIMED RECYCLED CONCRETE EQUIVALENT.
- LENGTH-NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS-NOT LESS THAN SIX (6) INCHES.
- WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER FABRIC-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF STONE.
- SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

5
DT-3
CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

GRADING CONSTRUCTION SPECIFICATIONS

- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLUMPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- STOCKPILES, BORROW AREAS AND SOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

EROSION CONTROL & SEDIMENTATION NOTES

- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EARTHWORK.
- SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
- THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SILET ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT, ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY OUT THE INTENT OF THIS PLAN.

MAINTENANCE OF EROSION CONTROL MEASURES

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS 1/2 INCH. CHECK FOR MUD, SEDIMENT BUILDUP, AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR FLOWED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE.

SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS 1/2 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY. REMOVE SILT FENCE AS PER APPROVAL OF TOWN ENGINEER AND PROJECT ENGINEER.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAYBALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS 1/2 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:
INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT THAT EQUALS OR EXCEEDS 1/2 INCH. IF SIGNIFICANT EROSION HAS OCCURRED BETWEEN STRUCTURES A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE CHECK DAMS AS PER APPROVAL OF TOWN ENGINEER AND PROJECT ENGINEER.

DEWATERING PITS:
(IF REQUIRED)-INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED.

NO.	DATE	DESCRIPTION	BY
REVISIONS			
DEWKETT ENGINEERING			
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Drafted By: DEC			Sheet 8 of 8